

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 W MEMORIAL BLVD 2001 ISU 4S2CK58WX14348853 \$4444.00 SALE DATE NOVEMBER 4, 2024 JAMIES COLLISION CENTER INC 2801 US HWY 17 92 W, 2021 KIA 5XXG64J27MG023090 \$1,703.28 October 4, 2024 24-01431K

FIRST INSERTION

ADVERTISEMENT OF SALE

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. October 4, 11, 2024 24-01418K

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
39951 2022 Ram VIN#: 3C6UR5CL4NG327053 Lienor: Posner Park Chrysler Dodge Jeep Ram Fiat 42650 US Hwy 27 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
October 4, 2024 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 ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 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, 2024.

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
P.O. Box 1397
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 Representative's attorney are set forth below.

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

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

file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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
Email:
filings@FLprobatesolutions.com
Secondary:
cortney@FLprobatesolutions.com
October 4, 11, 2024 24-01423K

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-

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

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

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

The date of first publication of this notice is 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
Secondary E-Mail:
colleen@aragolaw.com
October 4, 11, 2024 24-01424K

--- 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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

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

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

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

The date of first publication of this notice is 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

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 attorney are set forth below.

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

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

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

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

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

Personal Representative:
Annie J. Dilling
123 Rambo Way
Perry, GA 31069
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 24-01428K

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

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

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

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@srblawyers.com
Secondary Email:
angelica@srblawyers.com
October 4, 11, 2024 24-01436K

OFFICIAL COURTHOUSE WEBSITES

manateclerk.com
sarasotaclerk.com
charlotteclerk.com

leeclerk.org
collierclerk.com
hillsclerk.com

pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net

myorangeclerk.com

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

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.

Rarely do consumers specifically search online for public notices.

--- ACTIONS / SALES ---

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 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

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 Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled 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 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;
UNKNOWN SPOUSE 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 THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PARCEL ID: 253008-414500-072050
COMMONLY KNOWN AS: 670 3rd Ave South, Bartow, FL

33830
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, 2024

Stacy 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
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 non-profit 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 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 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 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 SUBDIVISION, MORE PARTICULARLY DESCRIBED AS: THE SOUTH 90 FEET OF THE NORTH 1262.22 FEET OF THE EAST 230 FEET OF THE WEST 1/2 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: 6345 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 NOVEMBER 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 DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated : 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/wll
October 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 attorney are set forth below.

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

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

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

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

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

Q&A

Do I need to register my business' name?

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 is located prior to conducting business in the state of Florida.

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DEADLINE



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

--- SALES ---

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, LLC,
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 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; 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, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to 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, to-wit:

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

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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, 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
October 4, 11, 2024 24-01422K

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
WONSETTLER & 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
October 4, 11, 2024 24-01435K

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 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2021-CA-003302

PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMIE MICHELLE SPEARS, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 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 October, 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
October 4, 11, 2024 24-01437K

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, Davenport, 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 PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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 ENTITLED 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 711.

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
FBN: 23217
October 4, 11, 2024 24-01434K

FIRST INSERTION

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

DATA MORTGAGE, INC. DBA ESSEX MORTGAGE,
Plaintiff, vs.
KEVIN N. MARTIN SINCLAIR,
et al.,
Defendants.

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, POINCIANA NEIGHBORHOOD

6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 2087 RIO GRANDE CANYON LOOP, KISSIMMEE, FL 34759

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

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 30th day of September 2024.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252 /
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
October 4, 11, 2024 24-01426K

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 ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST is the Plaintiff, and ERIBERTO GUZMAN, ELENA SANTANA, ROBERTO SERANO, UNKNOWN SPOUSE OF ERIBERTO GUZMAN N/K/A ADELINA MARTINEZ and ANDOVER HOMEOWNERS 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 following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 99, ANDOVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK

143, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 1257 Merrimack Dr., Davenport, FL 33837

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: This 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.com
By: /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 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 al.,
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, 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/ 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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ACTIONS ---

FIRST INSERTION
NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CC005198000000
Trust 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; Wilson Flores; Unknown Spouse of Wilson Flores; PGSR Holdings LLC; The Estate of Norma Rivera Defendant(s).
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 or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED that

FIRST INSERTION
AMENDED NOTICE OF ACTION FOR BREACH OF CONTRACT
IN THE CIRCUIT COURT OF THE TENTH 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 request.
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/ Ascension Nieves Polk County Clerk
Sean Horsey
c/o Jenkins Law, P.L.
275 96th Ave N., Suite 5
St. Petersburg, FL 33702
Oct. 4, 11, 18, 25, 2024 24-01415K

FIRST INSERTION
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 de-

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024CA002443000000
ADVANCIAL FEDERAL CREDIT UNION, Plaintiff, vs. COLIN NEALE COUPER A/K/A COLIN COUPER A/K/A COLIN N COUPER, et al., Defendant.
To: COLIN NEALE COUPER A/K/A COLIN COUPER A/K/A COLIN N COUPER
202 KENNY BOULEVARD, HAINES CITY, FL 33844
UNKNOWN SPOUSE OF COLIN NEALE COUPER A/K/A COLIN COUPER A/K/A COLIN N COUPER
202 KENNY BOULEVARD, HAINES CITY, FL 33844
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that

to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of said Court on the 24 day of September, 2024.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Ashley Saunders Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLC
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-10020FL
October 4, 11, 2024 24-01413K

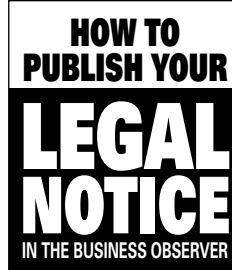
SUBSEQUENT INSERTIONS

--- ACTIONS ---

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL 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, Defendant(s).
TO: UNKNOWN SPOUSE OF WILLIAM E. HENDRIX
Last Known Address
150 MOSES ST
MULBERRY, FL 33860
Current Residence is Unknown
YOU ARE NOTIFIED that an action

the relief demanded in the complaint or petition.
Default Date November 8th 2024
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.
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
October 4, 11, 2024 24-01438K

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:



CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com



--- 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and

other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: September 27, 2024
Personal Representative: Chad Lindsey
407 1st St S
Winter Haven, Florida 33880
Attorney for Personal Representative: Carl A. Feddele, IV
Florida Bar No. 1022506
Oram Law, PLLC
308 Ave G SW
Suite 208
Winter Haven, Florida 33880
Telephone: (863) 259-4743
E-mail Addresses: chaz@oram.law, andrew@oram.law
Sept. 27; Oct. 4, 2024 24-01390K

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, Florida, 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 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 and the seal of the Court on this 12th day of September, 2024.
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
By Carolyn Mack Deputy Clerk
THOMAS RUTHERFORD, ESQ
916 WALT WILLIAMS ROAD
LAKELAND FLORIDA 33809
Sept. 27; Oct. 4, 2024 24-01385K

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 53-2023CC-006716-0000-00 THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ANGEL SANCHEZ, et al., Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/11/2024, in Case No.: 53-2023CC-006716-0000-00 of the County Court in and for Polk County, Florida, wherein THE RIDGE AT SWAN LAKE HOMEOWNERS 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 accordance with Section 45.031, Florida Statutes, on 10/28/2024, the following described property set forth in the Final Judgment of Foreclosure: Lot 272, The Ridge at Swan Lake, according to the map or plat thereof, recorded in Plat Book 146, Pages 38 through 40, inclusive, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO

PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711. DATED: September 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

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. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 25TH day of NOVEMBER 2024, the following described property

as set forth in said Final Judgment, to wit: LOT 10, LAKE ALFRED ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGES 40 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 192 ELEUTHERA DR, LAKE ALFRED, FL 33850 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 UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs assistance in order to participate in a program or service of the state courts system, you should contact

the office of the court administrator at (863) 534-4686 (voice), (863) 534-7777 (tdd) or (800) 955-8770 (florida relay service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service. Dated this 20 day of September 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-605 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-03768 Sept. 27; Oct. 4, 2024 24-01379K

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 petition. The address subject to this Breach of Contract action is 106 JULLIARD BLVD, DAVNPORT, FL 33896 Copies of all court documents in this case, including orders, are available at

the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your 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

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 VIOLETA B. CHIONG as Trustee of the VIOLET 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 RECORDED IN PLAT BOOK 112, PAGES 35 THROUGH 38, OF THE

PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF LOT 5, BLOCK 3593, AS BEING SHOWN ON THE PLAT NAMED "POINCIANA NEIGHBORHOOD 3 SOUTH, VILLAGE 7", AS RECORDED IN PLAT BOOK 62, PAGES 39 THROUGH 46, ALSO BEING A COMMON 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 COUNTY, 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 GREENWAY 2, N.09°27'44"W, FOR 6.86 FEET, TO A POINT ON A CONSERVATION EASEMENT LINE AS SHOWN ON SAID LAKE MARION GOLF RESORT PLAT; THENCE ALONG SAID CONSERVATION EASEMENT LINE, THE FOLLOWING ELEVEN (11) DESCRIBED COURSES: 1) THENCE N.27°09'47"E. FOR 6.86 FEET; 2) THENCE N.36°46'13"E. FOR 31.80 FEET; 3) THENCE N.25°53'06"E. FOR 35.08 FEET; 4) THENCE N.30°52'02"E. FOR 25.77 FEET; 5) THENCE N.18°07'00"E. FOR 21.15 FEET; 6) THENCE N.09°27'13"E. FOR 35.29 FEET 7) THENCE N.00°33'02"E. FOR 21.99 FEET; 8) THENCE N.00°20'98"E. FOR 68.14 FEET; 9) THENCE N.05°25'17"E. FOR 24.23 FEET;

10) THENCE N.14°13'14"E. FOR 18.38 FEET; 11) THENCE N.20°06'43"E. FOR 52.90 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A DRAINAGE & UTILITY EASEMENT AS SHOWN ON SAID LAKE MARION GOLF RESORT PLAT; THENCE ALONG SAID DRAINAGE AND UTILITY EASEMENT BOUNDARY, N.78°21'18"E. FOR 219.38 FEET TO A BOUNDARY CORNER OF SAID TRACT J; THENCE ALONG THE BOUNDARY OF SAID TRACT J, S.08°48'22"E. FOR 374.05 FEET, TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN. has been filed against you and you are required to serve a copy of your written defenses to it, if any, on Marc D. Peltzman, Esquire, 118 East Jefferson Street, Suite 204, Orlando, Florida 32801, Plaintiff's attorney, on or before 10-14-, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney, or immediately thereafter, otherwise a default will be entered against you for the relief demanded in this Complaint to Quiet Tax Title. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on 9-4-24. Stacy M. Butterfield Clerk of Court (SEAL) By: Ashley Saunders Deputy Clerk Sept. 27; Oct. 4, 11, 18, 2024 24-01410K

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., Plaintiff, vs. JOSEPHINE LEANNE BROWN; UNKNOWN SPOUSE OF JOSEPHINE LEANNE BROWN; CRYSTAL BETHANN BROWN; UNKNOWN SPOUSE OF CRYSTAL BETHANN BROWN; POLK COUNTY, FLORIDA - CODE ENFORCEMENT 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 ENFORCEMENT 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 website www.polk.realforeclose.com, on the following described real property as set forth in the Final Judgment:

AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH 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 SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION 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 follows: 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 certain 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

SEE ATTACHED EXHIBIT "A" TOGETHER WITH A 2023 CMH MODEL MANUFACTURED HOME BEARING SERIAL 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 UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA004414000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JERRY BERBA; WENDY BERBA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) 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 are Defendants. 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 Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and

JERRY BERBA; WENDY BERBA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) 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 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, POINCIANA NEIGHBORHOOD 3 VILLAGE 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.

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-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 PUBLIC RECORDS OF POLK COUNTY, 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

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

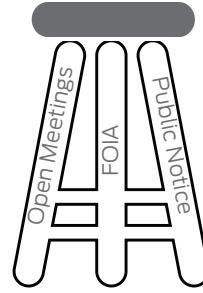
SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-002278 LISA MILLER and ROBERT MILLER, Plaintiffs, v. JAMES EARL DUNN, ROBIN JILL SESSIONS, and TERRY CLARK Defendants. TO: JAMES EARL DUNN You are notified that an action for defamation has been filed against you and you are required to serve a copy of your written defenses, if any, to 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 demanded in the Complaint. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The 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

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@albertelliaw.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**



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

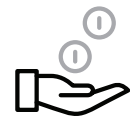


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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.

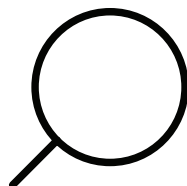


Citizens continue to learn about vital civic matters from newspaper notices.

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

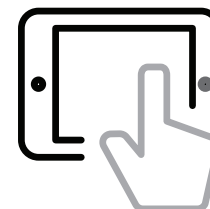
Verifying publication is difficult-to-impossible on the web.

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 high-speed 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.



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

- Mortgage Foreclosures
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