

## POLK COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

### --- ESTATE ---

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES** NOTICE IS HEREBY GIVEN that Reliable Doors Clearwater, LLC will engage in business under the fictitious name PRECISION GARAGE DOOR SERVICE OF LAKE LAND, with a physical address 2614 Lakeland Hills Blvd #4, Lakeland, FL 33805, and will register the name mentioned above with the Florida Department of State, Division of Corporations.  
October 11, 2024 24-01444K

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Brenneman Construction LLC located at 211 E Main Street in the City of Lakeland, Polk County, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 3rd day of October, 2024.  
Brenneman Roofing LLC  
Rodney Brenneman  
October 11, 2024 24-01445K

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that EDUCATIONAL OPPORTUNITIES TOURS, INC., sole owner, desiring to engage in business under the fictitious name of "REVEALATE.TRAVEL" located in Polk County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
October 11, 2024 24-01446K

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that EDUCATIONAL OPPORTUNITIES TOURS, INC., sole owner, desiring to engage in business under the fictitious name of "REVEALATE.TRAVEL BY NTS" located in Polk County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
October 11, 2024 24-01447K

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
The following personal property of DONALD L. BARBER, if deceased any unknown heirs or assigns, and REBECCA BARBER, if deceased any unknown heirs or assigns, will, on October 23, 2024, at 10:00 a.m., at 456 Lisa Street, Lot #456-Lisa, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
1984 PALM MOBILE HOME, VIN: PH061149FL, TITLE NO.: 0042982815 and all other personal property located therein  
PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO# 31021-1591)  
October 11, 2024 24-01456K

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES** NOTICE IS HEREBY GIVEN that Matthew Smith will engage in business under the fictitious name MR. SMITH'S HOME IMPROVEMENTS, with a physical address 1123 Walt Williams Road, Lot 40 Lakeland, FL 33809, with a mailing address 1123 Walt Williams Road, Lot 40 Lakeland, FL 33809, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
October 11, 2024 24-01463K

**FIRST INSERTION**  
**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Leomas Landing Community Development District**  
Notice is hereby given to the public and all landowners within the Leomas Landing Community Development District (the "District"), in the City of Lake Wales, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.  
Date: Tuesday, November 5, 2024  
Time: 12:00 p.m.  
Place: Holiday Inn Express North I-4  
4500 Lakeland Park Drive  
Lakeland, Florida 33809

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.  
Larry Krause, District Manager  
October 11, 2024 24-01457K

**FIRST INSERTION**  
**NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**  
Notice is hereby given to the public and all landowners within Solterra Resort Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 637 acres, located east of Pine Tree Trail, south of Ronald Reagan Parkway and west of Highway 547 North, in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("Board"), and individually, "Supervisor".  
DATE: Friday, November 8, 2024  
TIME: 10:00 a.m.  
PLACE: Solterra Resort Amenities Center  
5200 Solterra Boulevard,  
Davenport, Florida 33837

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in this meeting is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.  
District Manager  
October 11, 2024 24-01448K

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA**  
**FILE NO: 24-CP-002557**  
**IN RE: ESTATE OF LINDA S. CONVIS, Deceased.**  
The administration of the Estate of LINDA S. CONVIS, deceased, whose date of death was March 21, 2024, File Number 24-CP-002557, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is Clerk of Court, PO Box 9000, Drawer CC-4, Bartow, FL 33831.  
The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-

VICE OF A COPY OF THIS NOTICE 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 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 first publication of this notice is the 11th day of October, 2024.  
/s/ Kevin Matias  
KEVIN MATIAS  
Personal Representative  
/s/ Kenneth Hutto  
Kenneth Hutto, Esq.  
Counsel for Personal Representative  
Florida Bar # 693847  
842 S. Missouri Avenue  
Lakeland, FL 33815  
(863) 662-0934  
ken@huttoassociates.com  
October 11, 2024 24-01460K

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 24-CP-3438 0000XX**  
**Division 14**  
**IN RE: ESTATE OF ELISABETH ARTURET DAVILA, A/K/A ELIZABETH MIRANDA, Deceased.**

The administration of the estate of ELISABETH ARTURET DAVILA, A/K/A ELIZABETH MIRANDA, deceased, whose date of death was May 28, 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

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
**CASE NO.: 2024CP0023250000XX**  
**IN RE: ESTATE OF RUTH ANN ANDERSON, Deceased.**

The administration of the estate of Ruth Ann Anderson, deceased, whose date of death was May 4, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-1, P.O. Box 9000, Bartow, FL 33831-9000. 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

**FIRST INSERTION**  
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

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
**CASE NO.: 2024CP0023250000XX**  
**IN RE: ESTATE OF RUTH ANN ANDERSON, Deceased.**

The administration of the estate of Ruth Ann Anderson, deceased, whose date of death was May 4, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-1, P.O. Box 9000, Bartow, FL 33831-9000. 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 personal representative or curator has no duty to discover whether any property held at the time of the

decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is October 11, 2024.  
**Personal Representative:**  
**Pamela M. Miller**  
657 Locust Street  
Hummelstown, PA 17036  
/s/ Dawn Ellis, Esq.  
Attorney for Personal Representative  
E-mail Address:  
Dawn@MyFloridaProbate.com  
Florida Bar Number: 091979  
My Florida Probate, PA  
Dawn Ellis, Esq., for the firm  
PO Box 952  
Floral City, FL 34436 0952  
(352) 726 5444  
October 11, 2024 24-01455K

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 personal representative or curator has no duty to discover whether any property held at the time of the

decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is October 11, 2024.  
**Personal Representative:**  
**Pamela M. Miller**  
657 Locust Street  
Hummelstown, PA 17036  
/s/ Dawn Ellis, Esq.  
Attorney for Personal Representative  
E-mail Address:  
Dawn@MyFloridaProbate.com  
Florida Bar Number: 091979  
My Florida Probate, PA  
Dawn Ellis, Esq., for the firm  
PO Box 952  
Floral City, FL 34436 0952  
(352) 726 5444  
October 11, 2024 24-01455K

### --- 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 ACTION**  
**CASE NO.: 2023-CA-006247**  
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN, Plaintiff, vs.**  
**HAFIDA MAKDADI, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 28, 2024, and entered in Case No. 2023-CA-006247 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-2, as owner of the Related Mortgage Loan, is the Plaintiff and Hafida Makdadi, Edgehill Community Recreation Association, Inc, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), Polk County, Florida at 10:00am EST on the October 28, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

A PORTION OF LOTS 322 AND 323 OF CRESCENT ESTATES, SUBDIVISION 1, UNIT

A. REPLAT NO. 1, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 63 PAGE 49 BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE MOST EASTERLY CORNER OF LOT 322; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE REAR BOUNDARY OF SAID LOT 322 A DISTANCE OF 50.00 FEET; THENCE NORTH 34 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 92.62 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF ROSEWOOD DRIVE AND ALONG THE ARC OF A CURVE HAVING ITS ELEMENTS A CENTRAL ANGLE OF 44 DEGREES 11 MINUTES 27 SECONDS, A TANGENT BEARING OF NORTH 55 DEGREES 38 MINUTES EAST, RADIUS OF 60.00 FEET, AN ARC LENGTH OF 46.29 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH-WESTERLY BOUNDARY OF LOT 323 A DISTANCE OF 18.67 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 20.00 FEET SOUTHWEST OF AND PARALLEL TO THE NORTHEASTERLY BOUND-

ARY OF LOT 323 DISTANCE OF 100.00 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE REAR BOUNDARY LINE OF LOT 323 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.  
A/K/A 6 ROSEWOOD 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.

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 02 day of October, 2024.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
By: /s/ Justin Ritchie  
Justin Ritchie, Esq.  
Florida Bar #106621  
Justin Ritchie, Esq.  
CT - 23-004733  
October 11, 2024 24-01458K

ARY OF LOT 323 DISTANCE OF 100.00 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE REAR BOUNDARY LINE OF LOT 323 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.  
A/K/A 6 ROSEWOOD 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.

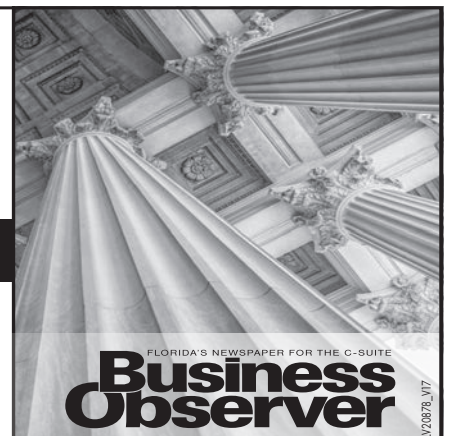
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 02 day of October, 2024.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
By: /s/ Justin Ritchie  
Justin Ritchie, Esq.  
Florida Bar #106621  
Justin Ritchie, Esq.  
CT - 23-004733  
October 11, 2024 24-01458K

# PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- Simply email your notice to [legal@businessobserververfl.com](mailto:legal@businessobserververfl.com)
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
10/2024



# Q&A

## Who benefits from legal notices?

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

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

## Are there different types of legal notices?

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

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

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

## Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

### --- PUBLIC SALES ---

#### FIRST INSERTION

**Notice of Meeting of the Audit Committee of the Highland Meadows II Community Development District**  
The Audit Committee for the Cory Lakes Community Development District ("District") will hold a special meeting on Thursday, October 24, 2024, at 4:30 p.m. at the Shamrock First Baptist Church located at 2661 Marshall Rd., Haines City, Florida 33844. The purpose of the meeting is to review, rank, and provide a recommendation to the Board of Supervisors of the District with respect to proposals for auditing services received pursuant to the District's Request for Proposals for Annual Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: <https://www.highlandmeadows2cdd.com/> The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Zoom at <https://us02web.zoom.us/j/88097558053?pwd=bWJqeVdKdm53UjZwaUtOMUY5WWZBdz09DialIn:+1-305-224-1968,MeetingID:88097558053,Passcode:12345>.

There may be occasions when one or more committee members will participate virtually. At the above location will be present a speaker so that any committee member or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by audio/visual technology.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager Larry Krause with Breeze, via phone at (813) 565-4663 or via email at [larry@breezehome.com](mailto:larry@breezehome.com), at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

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

Larry Krause  
District Manager  
October 11, 2024

24-01464K

### --- ACTIONS ---

#### FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION**

**CASE NO. 2023CA004892000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. FRALEGE GROUP INC, et. al. Defendant(s),**

TO: RONALD FRASER, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 11, BLOCK 1145, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 11-6-24 /

(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 4 day of October, 2024.

Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: /s/ Ashley Saunders  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: [flmail@raslg.com](mailto:flmail@raslg.com)  
24-218551  
October 11, 18, 2024 24-01459K

### --- ESTATE ---

#### FIRST INSERTION

**NOTICE TO CREDITORS (Formal Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
**File No.: 2024CP 003426**  
**IN RE: ESTATE OF MARLENE E. ENGLISH, Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

YOU ARE HEREBY NOTIFIED that Petition for Formal Administration has been filed in the estate of MARLENE E. ENGLISH, deceased, File Number: 2024CP 003426, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was June 12, 2024; that the total value of the estate is unknown; and, that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
ROBERT F. ENGLISH  
19820 Roaming Drive  
Colorado Springs, CO 80908

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THE LATER OF

THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS FOREVER BARRED.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is: October 11th, 2024.

**Person Giving Notice:**  
**[/s/ Robert F. English]**  
**ROBERT F. ENGLISH**  
**Petitioner**

Attorney for Person Giving Notice:  
DAVID WILSON IV, ESQUIRE  
FL Bar No. 0103204  
THE WILSON ADVOCACY GROUP, P.A.  
P.O. Box 3142  
Winter Haven, FL 33885  
Phone: (863) 401-8155  
Fax: (863) 401-9924  
Primary: [info@wilsonadvocacygroup.com](mailto:info@wilsonadvocacygroup.com)  
Secondary: [dwfourth@wilsonadvocacygroup.com](mailto:dwfourth@wilsonadvocacygroup.com)  
Tertiary: [b.moore@wilsonadvocacygroup.com](mailto:b.moore@wilsonadvocacygroup.com)  
Attorney for Petitioner  
October 11, 18, 2024 24-01462K

### --- SALES ---

#### FIRST INSERTION

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

**Case No. 2022CA002651000000 Wells Fargo Bank, N.A., Plaintiff, vs. Palma S. Lykins, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002651000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Palma S. Lykins; Clerk of the Court, Polk County, Florida; Angela Nicole Lykins are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, [www.polk.realforeclose.com](http://www.polk.realforeclose.com), beginning at 10:00 AM on the 1st day of November, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14, COUNTRY RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 30, OF THE PUBLIC RECORDS POLK COUNTY, FLORIDA.

TAX ID: 24-28-10-178710-000140

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

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 3rd day of October, 2024.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
[FLCourtDocs@brockandscott.com](mailto:FLCourtDocs@brockandscott.com)  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 321106  
File # 22-F01218  
October 11, 18, 2024 24-01465K



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**Business Observer**



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA... CASE NO.: 2024CA002474 SOUTHSTATE BANK, N.A., Plaintiff, v. QUAID BASTIAN, and UNKNOWN TENANT(S) Defendants.

lin Street, Winter Haven, Florida 33880 at public sale, to the highest and best bidder for cash, electronically, online at 10:00 AM on November 5, 2024, at www.polk.realforeclose.com.

VICE 711. 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.

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532024CA003053000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LORI CONLIN; DARREN PURVIS; DERRICK ANTHONY PURVIS; PATRICIA MESSNER; JAMES D. PURVIS, JR.; AQUA FINANCE, INC.; PATRICIA MESSNER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DARRELL PURVIS, DECEASED; 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: DARREN PURVIS Last Known Address 1000 JO ANN DRIVE UTICA, OH 43080 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:

fault will be entered against you for the relief demanded in the complaint or petition. Default Date 11-13-24 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.

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-007034 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DESHAWN DELORIS MITCHELL, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on September 27, 2024 in Case No. 2024-CA-007034 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and DESHAWN DELORIS MITCHELL; TOWERGATE ESTATES HOMEOWNERS' ASSOCIATION, INC.; ADAMS HOMES OF NORTHWEST FLORIDA, INC.; SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; and UNKNOWN TENANT #1 N/K/A JADEN O'NEALL re 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:

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.

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 CASE NO.: 2024CA000708000000 CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, Plaintiff, VS. LATONYA HADLEY A/K/A L. HADLEY; JERODD FAIN; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; OAKMONT RESORT OWNERS ASSOCIATION, INC.; 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 September 20, 2024 in Civil Case No. 2024CA000708000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County,

Florida, wherein, CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is the Plaintiff, and LATONYA HADLEY A/K/A L. HADLEY; JERODD FAIN; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; OAKMONT RESORT OWNERS ASSOCIATION, INC.; 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 November 5, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

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 3 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: 2024.11.03 11:07:37-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1100-950B October 11, 18, 2024 24-01449K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-001400 PRIMARY RESIDENTIAL MORTGAGE INC., Plaintiff, v. LUIS JAVIER QUILES BARRIOS, et al., Defendants. TO: Megan Judith Vazquez Rosaly 1609 Goodyear Avenue Lakeland FL 33801 Unknown Spouse of Megan Judith Vazquez Rosaly 1609 Goodyear Avenue Lakeland FL 33801 Tomer YM LLC Phillips, Cantor Shalek Rubin & Pfister, P.A. c/o Jerald C. Cantor, 4000 Hollywood Boulevard Suite 500 North Hollywood FL 33021 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage

on the following described property in Polk County, Florida: Lot 2, Block C, LAKE CRYSTAL HEIGHTS, according to the map or plat thereof as recorded in Plat Book 7, Page 27, Public Records of Polk County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first 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; or a default will be entered against you for the relief demanded in the complaint. 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. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 2 day of October, 2024. Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida By: /s/ Ashley Saunders DEPUTY CLERK Default Date 11-8-24 Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 October 11, 18, 2024 24-01452K

--- ACTIONS ---

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case No.: 2024-CA-001370 THE LAW OFFICE OF MARC D. PELTZMAN, P.A. as Trustee of the WALDEN LAND TRUST, Plaintiff, vs. VICENTE B. CHIONG, as Trustee of the VICENTE B. CHIONG TRUST DATED MARCH 10, 1997, and VIOLETA B. CHIONG as Trustee of the VIOLETA B. CHIONG TRUST DATED MARCH 10, 1997, Defendants. TO: VICENTE B. CHIONG, as Trustee of the VICENTE B. CHIONG TRUST DATED MARCH 10, 1997, and VIOLETA B. CHIONG as Trustee of the VIOLETA B. CHIONG TRUST DATED MARCH 10, 1997, 2217 RED RD., MIAMI, FL 33155 AND ANY PARTIES UNKNOWN to Plaintiff, which parties may be interested as heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, by, through, under or against VICENTE B. CHIONG, as Trustee of the VICENTE B. CHIONG TRUST DATED MARCH 10, 1997, and VIOLETA B. CHIONG as Trustee of the VIOLETA B. CHIONG TRUST DATED 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"3E. FOR 31.80 FEET; 3) THENCE N.25°53'06"E. FOR 35.08 FEET; 4) THENCE N.30°52'02"E. FOR 25.77 FEET; 5) THENCE N.18°07'00"E. FOR 21.15 FEET; 6) THENCE N.09°27'13"E. FOR 35.29 FEET; 7) THENCE N.04°03'02"E. FOR 21.99 FEET; 8) THENCE N.00°20'98"E. FOR 68.14 FEET; 9) THENCE N.05°25'17"E. FOR 24.23 FEET;

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

Q&A 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.



--- SALES ---

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 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 15 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  
14633-194704 / TMI  
October 4, 11, 2024 24-01422K

SECOND 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  
October 4, 11, 2024 24-01435K

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY**  
GENERAL JURISDICTION DIVISION  
CASE NO. 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

SECOND 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 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

SECOND 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

SECOND 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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
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 SER-RANO, 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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY**  
GENERAL JURISDICTION DIVISION  
CASE NO. 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 Francisco 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**



## --- ESTATE ---

## SECOND 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-

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:**

**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

## SECOND 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.

## SECOND 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

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

## SECOND 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

## SECOND 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

## SECOND INSERTION

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.

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA  
CASE NO.:  
**532024CC00685000000**  
**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 BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

WITNESS 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

## --- ACTIONS ---

## SECOND 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;  
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 an action has been commenced to foreclose 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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 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 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, 2024.

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

LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, FL 33487  
23-329253 FCO1 SUT  
October 4, 11, 2024 24-01411K

an action has been commenced to foreclose 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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 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 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, 2024.

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

LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, FL 33487  
23-329253 FCO1 SUT  
October 4, 11, 2024 24-01411K

**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, DAVNPOR, 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/ Asuncion 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

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR POLK  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 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 an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 108, BALMORAL ESTATES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 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

## SECOND INSERTION

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

THE NORTH 1/2 OF LOT 1, THE NORTH 1/2 OF LOT 2 AND THE NORTH 1/2 OF LOT 3, BLOCK 2, TOWN OF KINGSFORD, 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 HENDRICKS AVENUE LYING BETWEEN 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 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

## --- PUBLIC SALES ---

## SECOND 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, 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



## --- 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-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

## SECOND 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

## SECOND 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

## THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY,  
FLORIDA  
CASE NO.: 2024-CA-002278  
LISA MILLER and ROBERT  
MILLER,  
Plaintiffs, v.  
JAMES EARL DUNN, ROBIN JILL  
SESSIONS, and TERRY CLARK  
Defendants.

TO: JAMES EARL DUNN  
You are notified that an action for defamation has been filed against you and you are required to serve a copy of your written defenses, if any, to 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 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

## --- ACTIONS / SALES ---

## SECOND 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, GRANTEEES,  
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, GRANTEEES, 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

## SECOND 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 THERE-  
OF, 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 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

## SECOND 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

## SECOND INSERTION

**NOTICE OF SALE**  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT, IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO. 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@fldlg.com  
By: /s/ Jared Block  
Jared Block, Esq.  
Florida Bar No. 90297  
October 4, 11, 2024 24-01433K

## SECOND INSERTION

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

Case No. 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 ---

## SECOND 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

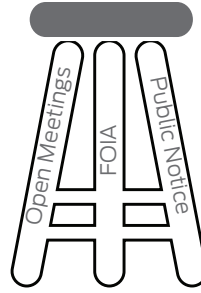
21 Arthur Ave

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



# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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

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

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



**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.

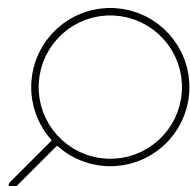


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

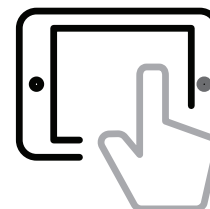
**Verifying publication is difficult-to-impossible on the web.**

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.**



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