

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the City Center Community Development District

Notice is hereby given to the public and all landowners within the City Center Community Development District (the "District"), comprised of approximately 367 acres in Polk County, Florida, advising that a landowners' meeting will be held for the purpose of electing one member 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 12, 2024
Time: 1:00 p.m.
Place: Holiday Inn Express & Suites Orlando South-Davenport
4050 Hotel Drive
Davenport, Florida 33897

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 250 International Parkway, Suite 208, 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 (321) 263-0132 extension 193, 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.

David McInnes
District Manager
4871-2263-6140, v. 3
November 8, 2024 24-01547K

FIRST INSERTION

NOTICE OF MEETING OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Thursday, November 21, 2024 at 8:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the meeting.

Additional information regarding this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: <http://lakeashton2cdd.com>, by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it. Members of the Public may submit questions and comments to the District Manager at jgreenwood@gms-tampa.com by Tuesday, November 19, 2024 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted above.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood, District Manager
November 8, 2024 24-01546K

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 12/02/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 1701 US HIGHWAY 92 W, AUBURNDALE, FL 33823 pursuant to Florida Statute 713.585, 4T3ZE1A29U012830 2009 TOYT 6263.51 Lienor Name: J GONZALEZ AUTO REPAIR LLC Lienor Telephone #: 813-697-1791 MV License #: MV96702 Location of Vehicles: 1701 US HIGHWAY 92 W, AUBURNDALE, FL 33823
November 8, 2024 24-01567K

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 Chichi Town Toys located at 4760 Senador Cres in the City of Lakeland, Polk County, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2024.

Mateo Garcia Guerra
November 8, 2024 24-01566K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that Hess Spinal & Medical Centers of Winter Haven, LLC, desiring to engage in business under the fictitious name of Hess Spinal & Medical Centers, located at 4505 Town & Country Blvd., Tampa, FL 33615, intends to register the said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes
November 8, 2024 24-01552K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 3462 IN RE ESTATE OF MICHAEL T. FLYNN, Deceased

The ancillary administration of the Estate of MICHAEL T. FLYNN, deceased, whose date of death was June 23, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-2820 Division Probate IN RE: ESTATE OF RANDY J. HAMBAUGH Deceased.

The administration of the estate of Randy J. Hambaugh, deceased, whose date of death was November 22, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representatives and the personal representatives' 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

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that SURGICALIST OF OH PLLC, sole owner, desiring to engage in business under the fictitious name of "THE SURGICALIST GROUP" located in

FIRST INSERTION

NOTICE OF ADMINISTRATION - ANCILLARY (testate) IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 3462 IN RE ESTATE OF MICHAEL T. FLYNN, Deceased

The administration of the Ancillary Estate of MICHAEL T. FLYNN, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 North Broadway Avenue, Bartow, Florida 33830. The file number for the estate is noted above. The Estate is testate and the date of the Decedent's Last Will and Testament is April 30, 2013.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402,

FIRST INSERTION

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

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE 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, including unmatured, contingent, or unliquidated claims, must file their claims

FIRST INSERTION

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.

Hillsborough 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.
November 8, 2024 24-01571K

Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

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 Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211.

THOMAS FLYNN
Personal Representative
ROBERT T. MAGILL, ESQUIRE
Florida Bar #64371
MAGILL LAW OFFICES
Post Office Box 922
Orlando, Florida 32802
Telephone: (407) 614-4509
Email: robert@magill-law.com
Attorney for Personal Representative
November 8, 15, 2024 24-01562K

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

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

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

Publication of this Notice first occurred on November 8, 2024.

THOMAS FLYNN
Personal Representative
ROBERT T. MAGILL, ESQUIRE
Florida Bar #64371
MAGILL LAW OFFICES
Post Office Box 922
Orlando, Florida 32802
Telephone: (407) 614-4509
Email: robert@magill-law.com
Attorney for Personal Representative
November 8, 15, 2024 24-01561K

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 November 8, 2024.

Personal Representative:
/s/ Randy J. Hambaugh
Randy J. Hambaugh, Jr.
5726 Scott Lake Hills Lane
Lakeland, Florida 33813
Attorney for Personal Representative:
/s/ Charlotte C. Stone
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
3200 US Hwy 27 S.,
Suite 201
Sebring, Florida 33870
Telephone: (863) 402-5424
Fax: (863) 402-5425
E-Mail:
charlotte@stonelawgroupfl.com
Secondary E-Mail:
tami@stonelawgroupfl.com
November 8, 15, 2024 24-01543K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-002860-0000-XX IN RE: ESTATE OF HOWARD CHARLES LUCAS Deceased.

The administration of the estate of Howard Charles Lucas, deceased, whose date of death was May 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North 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 November 8, 2024.

Personal Representative:
Louise L. Volpe
7025 Crystal Beach Road
Winter Haven, FL 33880
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
November 8, 15, 2024 24-01544K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/22/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1998 SPRI mobile home bearing vehicle identification numbers N88574A and N88574B and all personal items located inside the mobile home. Last Tenant: Sulmarie Rodriguez Torres and Carlos Alberto Cochran Montalvo. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.
November 8, 15, 2024 24-01578K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that Hess Spinal & Medical Centers of Lakeland, LLC, desiring to engage in business under the fictitious name of Hess Spinal & Medical Centers, located at 4505 Town & Country Blvd., Tampa, FL 33615, intends to register the said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes
November 8, 2024 24-01553K



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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 53-2024-CP-003154 IN RE: ESTATE OF EMILY ELLEN SHADE, Deceased.

The administration of the Estate of EMILY ELLEN SHADE, deceased, whose date of death was June 28th, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, CC-4, Bartow, Florida 33831. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 November 8, 2024.

Personal Representative Kevin Allan Shade KEVIN ALLAN SHADE 9839 Tanglevine Dr. Dallas, TX 75238 Attorney for Personal Representative /s/ David Fall DAVID C. FALL Florida Bar Number: 0105891 The Tessier Law Firm, P.A. 520 6th St. NW Winter Haven, Florida 33881 Telephone: (863) 220-7927 E-Mail: DavidFall@TessierLawFirm.com November 8, 15, 2024 24-01570K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-0030110000 IN RE: ESTATE OF TRACEY ANNE BLUE A/K/A TRACEY ANN BLUE A/K/A TRACEY ANN BLUE Deceased.

The administration of the estate of Tracey Anne Blue a/k/a Tracy Ann Blue a/k/a Tracey Ann Blue, deceased, whose date of death was September 24, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 November 8, 2024.

Personal Representative: Isaiah Terrill Blue 546 Gleneagles Drive Davenport, Florida 33836 FAMILY FIRST FIRM Counsel for Petitioner /s/ Beth K. Roland Beth Roland, Esquire Florida Bar Number: 103764 1030 West Canton Avenue, Suite 102 Winter Park, Florida 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: beth.roland@fff.law Secondary E-Mail: probate@familyfirstfirm.com November 8, 15, 2024 24-01573K

--- SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA000214 LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ROOSEVELT ALEXANDER BROADNAX, JR., et al., Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 10/22/2024, in Case No.: 2024CA000214 of the County Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and ROOSEVELT ALEXANDER BROADNAX, JR., et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 12/26/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 392, LAKES AT LAUREL HIGHLANDS PHASE 2B, ac-

ording to the plat as recorded in Plat Book 179, Pages 25 through 32, of the Public Records of Polk County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711. DATED: October 30, 2024

By: /s/Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Nov. 8, 15, 2024 24-01540K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA File No. 2024-CP-003516 IN RE: ESTATE OF BARBARA JANE MONTGOMERY Deceased.

The administration of the Estate of Barbara Jane Montgomery, deceased, whose date of death was June 8, 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 November 8, 2024.

Personal Representative: /s/ Kelli Wallen Kelli Nicole Wallen 154 Cabrillo Drive Groveland, Florida 34736 Attorney for Personal Representative: /s/ Merideth C. Nagel Merideth C. Nagel, Esq. Florida Bar Number 0113141 Jamie O'Neill, Esq. Florida Bar Number: 1017905 MERIDETH NAGEL & THE LEGACY LEGAL TEAM 1201 West Highway 50 Clermont, Florida 34711 (352) 394-7408 (telephone) (352) 394-7298 (facsimile) Service@MNagellaw.com November 8, 15, 2024 24-01551K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 2024CP0030620000XX Division Probate IN RE: ESTATE OF FIDEL M. CASTRO-SALMERON, Deceased.

The administration of the estate of FIDEL M. CASTRO-SALMERON, deceased, whose date of death was April 29, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North 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 November 8, 2024.

Personal Representative: /s/ Gina GC Gina Abigail Garay-Castro 2400 Twin Lake View Road Winter Haven, Florida 33881 Attorney for Personal Representative: /s/ Denise Jomarron Denise Jomarron, Esq. Florida Bar Number: 69845 Attorney for Personal Representative Denise Jomarron Legal Group 4300 Biscayne Blvd., Suite 305 Miami, FL 33137 Telephone: (305) 402-4494 E-Mail: Denise@djlegalgroup.com Secondary E-mail: Paulina@djlegalgroup.com November 8, 15, 2024 24-01560K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CP-002813 Division: Probate IN RE: ESTATE OF CYNTHIA KAY STROUPE Deceased.

The administration of the estate of Cynthia Kay Stroupe, deceased, whose date of death was May 8, 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 November 8, 2024.

Personal Representative: Mickie P. Hurt 6006 Yarborough Lane Lakeland, Florida 33812 Attorney for Personal Representative: SOUTHERN ATLANTIC LAW GROUP, PLLC 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 November 8, 15, 2024 24-01564K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001202 IN RE: ESTATE OF TROY DOUGLAS BRONSON, Deceased.

The administration of the estate of Troy Douglas Bronson, deceased, whose date of death is March 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E Parker St Ste 240, Lakeland, Florida 33801. The names and addresses of the Curator and the Curator's attorney are set forth below.

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

Neither the Curator nor any personal representative has a duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this notice is November 8, 2024.

Curator: /s/ Michelle Bronson Sewell 323 Tablewilde Street Apopka, FL 32712 Attorney for Curator: /s/ Jeffrey S. Elkins Jeffrey S. Elkins JEFFREY S. ELKINS, ESQ. Florida Bar No. 0043775 jelkins@shutts.com egutierrez@shutts.com SHUTTS & BOWEN LLP 300 S. Orange Ave., Suite 1600 Orlando, FL 32801 Telephone: (407) 423-3200 Facsimile: (407) 425-8316 November 8, 15, 2024 24-01563K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-003606-0000-XX IN RE: ESTATE OF MARGARET K. TATE Deceased.

The administration of the estate of Margaret K. Tate, deceased, whose date of death was January 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North 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 November 8, 2024.

Personal Representative: Douglas Jowais 4529 Redwood Street Winter Haven, Florida 33880 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com November 8, 15, 2024 24-01565K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP0030330000XX IN RE: ESTATE OF ELIZABETH S. ZAORSKI, A/K/A ELIZABETH SUMNER ZAORSKI Deceased.

The administration of the estate of Elizabeth S. Zaorski, A/K/A Elizabeth Sumner Zaorski, deceased, whose date of death was June 19, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, 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 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 November 8, 2024.

Personal Representative: AnnKatherine Zaorski Cherry 732 Grand Reserve Dr. Davenport, Florida 33837 Attorney for Personal Representative: Robert W. Bible, Jr., Attorney Independent of Counsel Florida Bar Number: 561398 Phippen Law Group, PLLC 1920 East Bay Dr. Largo, FL 33771 Telephone: (727) 586-3306 Fax: (727) 585-4209 E-Mail: Robert@attypip.com Secondary E-Mail: Suzie@attypip.com November 8, 15, 2024 24-01577K



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.

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--- SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532024CA002277000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. VALERIE ANN LEWIS; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 a Summary Final Judgment of Foreclosure dated September 20, 2024, and an Order Resetting Sale dated November 4, 2024 and entered in Case No. 532024CA002277000000 of the Circuit Court in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and VALERIE ANN LEWIS; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m., on December 19, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 3, OF THE RESUBDIVISION OF LOT 52, BLOCK 2 OF COUNTRY CLUB ESTATES,

ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE EAST 10.0 FEET OF THE NORTH 137.50 FEET OF THE SOUTH 162.50 FEET OF LOT 51, BLOCK 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 10, 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. 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.

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.

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 November 5, 2024. By: /s/ Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 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 1496-202789 / TMI November 8, 15, 2024 24-01572K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CC004471

DEL WEBB ORLANDO HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. SALVADORE AGUIRRE; UNKNOWN SPOUSE OF SALVADORE AGUIRRE & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated November 1, 2024, and in Case No. 2024CC004471 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 SALVADORE AGUIRRE 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 5, 2024, the following described property set forth in the Final Summary Judgment:

Lot 13, Block 6, Del Webb Orlando Phase 1, according to the map or plat thereof, recorded in Plat Book 154, Page(s) 17 through 22, 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 4th day of November 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 November 8, 15, 2024 24-01558K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2023-CA-005100

Division 04 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1 Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONALD ANTHONY HOLDER, JR. DECEASED; DENNIS MARIO HOLDER, AS KNOWN HEIR OF RONALD A. HOLDER SR. A/K/A RONALD ANTHONY HOLDER, SR., A/K/A RONALD HOLDER, SR. DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONALD ANTHONY HOLDER, JR. DECEASED; DENNIS MARIO HOLDER, AS KNOWN HEIR OF RONALD A. HOLDER SR. A/K/A RONALD ANTHONY HOLDER, SR., A/K/A RONALD HOLDER, SR. DECEASED; DANTE ANTHONY HOLDER, AS KNOWN HEIR OF RONALD ANTHONY HOLDER, JR. DECEASED; UNKNOWN SPOUSE OF DENNIS MARIO HOLDER; UNKNOWN SPOUSE OF DANTE ANTHONY HOLDER; UNKNOWN SPOUSE OF DARIEN JAMES HOLDER, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 24, 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, Flor-

ida described as: LOT 26, VALLEY VISTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 3166 VALLEY VISTA CIRCLE, LAKELAND, FL 33812; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on January 22, 2025 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 this November 5, 2024

By: /s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff Invoice to: Ryan Sutton (813) 229-0900 Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 328202/2220117/CMP November 8, 15, 2024 24-01569K

FIRST INSERTION

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

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

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

Lots 7, THE MEADOWS OF LAKE WALES, according to the map or plat thereof, recorded in plat book 103, page 19, public records of Polk County, Florida. Parcel ID#: 073028-940852-000070.

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

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 27TH day of NOVEMBER, 2024.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 24th day of October, 2024.

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

THOMAS RUTHERFORD, ESQ 916 WALT WILLIAMS ROAD LAKELAND FLORIDA 33809 November 8, 15, 2024 24-01541K

FIRST INSERTION

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

CASE NO.: 2021-CA-003302 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMIE MICHELLE SPEARS, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on December 2, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

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

Property Address: 4919 S Gachet Blvd, Lakeland, FL 33813

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

unclaimed.

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

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

SUBMITTED on this 1st day of November, 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 November 8, 15, 2024 24-01557K

FIRST INSERTION

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

532022CA002352000000 U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs.

THE UNKNOWN SPOUSES, HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GILBERT CALICE, DECEASED; ESTHER CICOT; CHELSEA CALICE; MARIE CALICE; LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC.; THE GROVES HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; 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 October 23, 2024, and entered in Case No. 532022CA002352000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GILBERT CALICE, DECEASED; ESTHER CICOT; CHELSEA CALICE; MARIE CALICE; LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC.; THE GROVES HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-

ING 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:

LOT 391, LEGACY PARK - PHASE THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 10, 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. 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 October 31, 2024.

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 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 1460-184217 / SR4 November 8, 15, 2024 24-01549K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CC001673

TIERRA DEL SOL EAST HOMEOWNERS ASSOCIATION INC., a Florida Not-For-Profit Corporation, Plaintiff, v. DEIBY JOSE GARCIA COLMENARES; MARY ANDREINA FERREIRA SEMPRUN & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated November 1, 2024, and in Case No. 2024CC001673 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which TIERRA DEL SOL EAST HOMEOWNERS ASSOCIATION INC., the Plaintiff and DEIBY JOSE GARCIA COLMENARES; MARY ANDREINA FERREIRA SEMPRUN 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 5, 2024, the following described property set forth in the Final Summary Judgment: Lot 26 of Tierra Del Sol East Phase 1, a Replat, according to the plat thereof as recorded in Plat Book 178, Page(s) 21, of the Public Re-

ords 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 4th day of November 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 November 8, 15, 2024 24-01559K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIRCUIT CIVIL DIVISION CASE NO.

532023CA004995000000 PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. MARCELLA LORRAINE MILLERA/K/A MARCELLA L. MILLER N/K/A MARCELLA L. SCHOONE-JONGEN; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on October 22, 2024 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6th day of December, 2024 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 70, LIBERTY SQUARE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 1049 Suf-fragette Circle, Haines City, FL 33844

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 23-000711-1 November 8, 15, 2024 24-01550K

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.

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--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA003697000000
SEATTLE BANK, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARGIE S. BLACKWELDER, DECEASED; et al., Defendant(s).
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARGIE S. BLACKWELDER, DECEASED
Last Known Residence: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:
LOT 5 OF BOWEN'S SUBDIVISION UNIT NO. 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 44, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 12-9-24, 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.
Dated on 10-30, 2024.
As Clerk of the Court
(SEAL) By: /s/ Ashley Saunders
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1395-1143B
Ref# 9700
November 8, 15, 2024 24-01554K

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
CASE NO.: 2024CA003365
DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. JEANETTE GONZALEZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR MORTGAGE EQUITY PARTNERS, LLC; NORTHPOINTE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN SPOUSE OF JEANETTE GONZALEZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.
TO: JEANETTE GONZALEZ, 933 PRIMROSE WAY, LAKE WALES, FL 33853
UNKNOWN SPOUSE OF JEANETTE GONZALEZ, 933 PRIMROSE WAY, LAKE WALES, FL 33853
YOU ARE NOTIFIED that an action to foreclose to the following properties in Polk County, Florida:
LOT 97, NORTH POINTE PHASE II, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 933 PRIMROSE WAY, LAKE WALES, FL 33853

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 12-06, 2024, 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 OCT 29, 2024.
STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Ashley Saunders
DEPUTY CLERK
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
November 8, 15, 2024 24-01542K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA002903000000
ALLY BANK, Plaintiff, vs. EDGAR D. POWELL, Defendant(s).
TO: Edgar D. Powell
Last Known Residence: 3828 Woodburn Loop W. Lakeland, FL 33813
YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Polk County, Florida:
2021 Jeep Wrangler Unlimited VIN 1C4HJXEN6MW542381
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 12-06-24, 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.
Dated on October 29, 2024.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: /s/ Ashley Saunders
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1693-207B
Ref# 9693
Nov. 8, 15, 22, 29, 2024 24-01548K

FIRST INSERTION

NOTICE OF ACTION
Specify Action: Constructive Service - Lawsuit Breach of Contract
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2024-CC-004921
DREMMA CURBEAM PETITIONER AND OSHEI WILLIAMS RESPONDENT
TO: OSHEI WILLIAMS
Respondent's last known address: 5744 Lacar Way, Lakeland, FL 33805
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 (Petitioner) DREMMA CURBEAM, whose address is 9300 JARMAN LN, APT 1022, PORT RICHEY, FL 34668, on or before 12/2/2024, and file the original and file the original with the clerk of this Court at 255 N. Broadway Ave, Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you

for the relief demanded in the petition.
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. (You may file Designation of Current Mailing and E-Mail Address) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
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: October 25, 2024
CLERK OF THE CIRCUIT COURT
STACY M. BUTTERFIELD
November 8, 15, 2024 24-01575K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA-003689-0000-00
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. NELSON HEREDIA AND WILBERT HEREDIA, et al., Defendants.
TO: WILBERT HEREDIA
309 E PINE ST, DAVENPORT, FL 33837
UNKNOWN SPOUSE OF WILBERT HEREDIA
309 E PINE ST, DAVENPORT, FL 33837
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 3, BLOCK 16, DAVENPORT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 58, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 12-9-24, a date at least thirty

(30) days after the first publication of this Notice in the (Please publish 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.
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.
WITNESS my hand and the seal of this Court this 31 day of October, 2024.
STACY M. BUTTERFIELD, CPA
As Clerk of the Court
(SEAL) By: /s/ Ashley Saunders
As Deputy Clerk
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
24-02800
November 8, 15, 2024 24-01555K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA-003187-0000-00
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JEFF ARMSTEAD, et al., Defendants.
TO: MELANIE ARMSTEAD
162 ANDALUSIA LOOP, DAVENPORT, FL 33837
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 63, MARBELLA AT DAVENPORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 29 AND 30, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before December 6, 2024, a date at least thirty (30) days after the first publication of

this Notice in the (Please publish 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.
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.
WITNESS my hand and the seal of this Court this 30 day of October, 2024.
STACY M. BUTTERFIELD, CPA
As Clerk of the Court
(SEAL) By: /s/ Asuncion Nieves
As Deputy Clerk
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
24-02392
November 8, 15, 2024 24-01556K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2024-CA-003310
NESTOR MARIANO IMPERIALE, LLC, a Florida limited liability company, Plaintiff, v. CENTRAL FLORIDA CONSTRUCTION & HOME REPAIRS, LLC, a Florida limited liability company, ENRIQUE PEREZ SALDANA, POLK COUNTY CLERK OF COURTS, UNKNOWN TENANT IN POSSESSION #1, and UNKNOWN TENANT IN POSSESSION #2, Defendants.
To the following Defendant(s):
CENTRAL FLORIDA CONSTRUCTION & HOME REPAIRS, LLC
ENRIQUE PEREZ SALDANA
YOU ARE HEREBY NOTIFIED that an action for Foreclosure on the following property in Polk County, Florida:
Lot 12, Block B, MONEYTREE RANCHETTES SUBDIVISION PHASE THREE REPLAT UNIT TWO, a subdivision according to the plat thereof recorded in Plat Book 74, Page 16 and 17, of the Public Records of Polk County, Florida.
Together With 1984 CATA doublewide mobile home with VIN No. 5053A & 5053B and Title No. 40414352 & 40404546.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Frank Charles Miranda, PA, Attorney for Plaintiff, whose address is: 3226 W. Cypress St., Tampa, FL 33607, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER, file the original with the Clerk of this Court either before service to Plaintiff's attorney or immediately thereafter. This notice is provided pursuant to Administrative Order No. 2.065.
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: 11-5-24
Default Date 12-13-24
STACEY M. BUTTERFIELD, CPA
Clerk of Courts & Comptroller,
Polk County
(SEAL) By: /s/ Ashley Saunders
As Deputy Clerk
Frank Charles Miranda, PA,
Attorney for Plaintiff,
3226 W. Cypress St.,
Tampa, FL 33607
November 8, 15, 2024 24-01574K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA
IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 24-CC-5685
SHORES AT LAKE SEARS HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit corporation, Plaintiff, vs. TYRONE ARAMIS SANDOVAL, DUNIA MARTINEZ HERNANDEZ and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
TO: DUNIA MARTINEZ HERNANDEZ
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, SHORES AT LAKE SEARS HOMEOWNERS ASSOCIATION, INC., herein in the following described property:
Lot 68 and the East 1/2 of Lot 69, SHORES AT LAKE SEARS, according to the map or plat thereof, recorded in Plat Book 141, Pages 19-22, of the Public Records of Polk County, Florida.
With the following street address: 1146 Bowline Street, Winter Haven, Florida, 33880.
has been filed against you and you are required to serve a copy of your written

defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the 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.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court on 5 day of November, 2024.
Default Date: 12-13-24
STACY M. BUTTERFIELD, CPA
As Clerk of said Court
(SEAL) By: /s/ Ashley Saunders
Deputy Clerk
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd.,
Suite A
Dunedin, FL 34698
(727) 738-1100
November 8, 15, 2024 24-01576K



Email your Legal Notice
legal@businessobserverfl.com
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Business Observer

LV20906-119

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option OR
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Business Observer

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CC005821
LAKE BLUFF AT TOWN CENTER EAST HOMEOWNERS ASSOCIATION, INC., A Florida Not-For-Profit Corporation, Plaintiff, v. LAUREN RENEE BAPTISTE; UNKNOWN SPOUSE OF LAUREN RENEE BAPTISTE & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.
TO: UNKNOWN SPOUSE OF LAUREN RENEE BAPTISTE
160 Arbor Lakes Drive
Davenport, FL 33896
If alive, and if dead, all parties claiming interest by, through, under or against UNKNOWN SPOUSE OF LAUREN RENEE BAPTISTE, and all parties having or claiming to have any right, title, or interest in the property described herein.
YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:
Lot 15, Lake Bluff at Town Center East - Phase 1, according to the plat as recorded in Plat Book 161, Pages 1 through 4, of the Public Records of Polk County, Florida.
Property Address: 160 Arbor Lakes Drive, Davenport, FL 33896
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAKE BLUFF AT TOWN CENTER EAST HOMEOWNERS ASSOCIATION, INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803
November 1, 8, 2024 24-01510K

& Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the 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.
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 is an attempt to collect a debt. Any information will be used for that purpose.
Default Date 11-22-24
WITNESS my hand and the seal of this Court on 10-15-24.
Stacy M. Butterfield
Polk County
Clerk of Court
(SEAL) By /s/ Ashley Saunders
Deputy Clerk
LAKE BLUFF AT TOWN CENTER EAST HOMEOWNERS ASSOCIATION, INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A.
717 N. Magnolia Avenue, Orlando, FL 32803
November 1, 8, 2024 24-01510K

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given to the public and all landowners within Stuart Crossing Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.
DATE: November 25, 2024
TIME: 10:00 a.m.
PLACE: Lake Alfred Public Library (Study Room)
245 N Seminole Avenue
Lake Alfred, Florida 33850
Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 the meeting may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.
Any person requiring special accommodations to participate in the meeting is asked to contact the District Office at (877) 276-0889, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District 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
November 1, 8, 2024 24-01536K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO. 53-2024-CP-003334-0000-XX
IN RE: Estate of RICHARD AROCHO, Deceased.
The administration of the estate of Richard Arocho, deceased, whose date of death was August 27, 2023, 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.
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 November 1, 2024.
Personal Representative:
/s/ Carmen Arocho
Carmen Arocho
235 6th St NW
Apt 207
Winter Haven, Florida 33880
Attorney for Personal Representative:
AMY L. PHILLIPS
Attorney for Petitioner
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
November 1, 8, 2024 24-01531K

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
Case Number: 2024 DR 914
IN RE THE MARRIAGE OF: DAVID PORTER MCFALL JR
Petitioner and

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration)
IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 2024-CP-003449
IN RE: The Estate of RONALD MARTIN, Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the estate of RONALD MARTIN, deceased, whose date of death was July 19, 2024, and whose social security number is ***-**-1575, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003547
IN RE: ESTATE OF BOBBY D. BASSHAM, Deceased.
The administration of the estate of BOBBY D. BASSHAM, deceased, whose date of death was July 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC4, 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.
A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 1, 2024.
TRACY KELLEY
Personal Representative
5519 Maggiore Blvd.
Lakeland, FL 33805
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
November 1, 8, 2024 24-01515K

KATHERINE ANN MCFALL Respondent
TO: KATHERINE ANN MCFALL
YOU ARE HEREBY NOTIFIED that a petition for Dissolution of your Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Brandon L. Law Esq. Attorney for Petitioner, whose address is 390 N. Orange Ave., Suite 2300, Orlando, FL 32801 and file

SECOND INSERTION

OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 November 1, 2024.
/s/ Pamela Fenner
PAMELA FENNER,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive,
18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
November 1, 8, 2024 24-01514K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003540
IN RE: ESTATE OF SUSAN FRIEDA BRAND, Deceased.
The administration of the estate of SUSAN FRIEDA BRAND, deceased, whose date of death was August 25, 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 representatives and the personal representatives' 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 November 1, 2024.
Personal Representative:
Matthew P. Moubrey
7122 Lesourdsville West Chester Road
Liberty Township, Ohio 45011
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
November 1, 8, 2024 24-01516K

the original with the clerk of court on or before November 25, 2024, and file the original with the clerk of this court at Osceola County Clerk of Courts, 2 Courthouse Square, Kissimmee, FL 34741, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re-

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO. 53-2024-CP-003101-0000-XX
IN RE: Estate of COLLIE ROBERTS SR, Deceased.
The administration of the estate of Collie Roberts Sr, deceased, whose date of death was June 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33860. 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,

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003540
IN RE: ESTATE OF SUSAN FRIEDA BRAND, Deceased.
The administration of the estate of SUSAN FRIEDA BRAND, deceased, whose date of death was August 25, 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 representatives and the personal representatives' 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.
A Personal Representative or curator has no duty to discover whether any property held at the time of the dece-

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
GENERAL CIVIL DIVISION
Case No.: 2024-CA-000915
THE BLUFFS OF CHRISTINA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, -vs- PATRICIA G. BASSETT; UNKNOWN SPOUSE OF PATRICIA G. BASSETT; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as UNKNOWN tenants in possession, Defendants,
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 30, 2024, entered in Case No. 2024-CA-000915, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein THE BLUFFS OF CHRISTINA CONDOMINIUM ASSOCIATION, INC., is the Plaintiff, and PATRICIA G. BASSETT, UNKNOWN TENANT #1; and UNKNOWN TENANT #2, are the Defendants, Stacy M. Butterfield, CPA, Clerk of Court of Polk County, will sell to the highest and best bidder for cash online via the internet at https://polk.realforeclose.com at 10:00 AM, on the 30th day of December, 2024, the following described property as set forth in said Final Judgment: Tract 10BL, of THE BLUFFS OF CHRISTINA XII, according

quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal of striking of pleadings.
Dated: October 25, 2024
Kelvin Soto, Esq.
Clerk of the Circuit Court
(Circuit Court Seal)
By: Jennifer Maisonet Deputy Clerk
November 1, 8, 15, 22, 2024
24-01507K

SECOND INSERTION

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 November 1, 2024.
Personal Representative:
/s/ Collie Roberts II
Collie Roberts II
2442 Mary Jewett Circle NE
Winter Haven, Florida 33881
Attorney for Personal Representative:
/s/ Amy L. Phillips
AMY L. PHILLIPS
Attorney for Petitioner
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
November 1, 8, 2024 24-01513K

SECOND INSERTION

dent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: November 1, 2024.
JEFFREY BRAND
Personal Representative
426 Diamond Acres Road
Davenport, FL 33837
JESSICA DIAZ
Personal Representative
8290 Matisse Street, Apt. 316
Champions Gate, FL 33896
Robert D. Hines, Esq.
Attorney for Personal Representatives
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
November 1, 8, 2024 24-01533K

SECOND INSERTION

to Condominium Book 7, Pages 32 through 38, and further described in Declaration of Condominium, as amended, filed December 18, 1984, recorded in O.R. Book 2290, Page 715, of the public records of Polk County, Florida.
Parcel I.D. No.: 23-29-24-141840-010010 a/k/a 6667 Trail Ridge Dr
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice 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.
/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esquire
Florida Bar No. 16237
ZP Legal, PLLC
4100 Central Avenue
St. Petersburg, FL 33711
Telephone: (727) 440-4407
szetrouer@zp-legal.com
cos@zp-legal.com
November 1, 8, 2024 24-01522K

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-3318
Division Probate
IN RE: ESTATE OF
ARTHUR LUDGIN Deceased.

The administration of the Estate of Arthur Ludgin, deceased, whose date of death was April 7, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 1, 2024.

Personal Representative:

Jennifer Grullon
10 Roxbury Road
East Rockaway, NY 11518
Attorney for Personal Representative:
Andrew M. Berland, Esq.
E-mail Addresses:
andrew@hendersonsachs.com,
michael@hendersonsachs.com
Florida Bar No. 84030
Henderson Sachs, PA
8240 Exchange Drive Ste. C6
Orlando, Florida 32809
Telephone: (407) 850-2500
November 1, 8, 2024 24-01532K

SECOND INSERTION

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

Case No. 24-CC-1012
**APEX LAND HOLDINGS, LLC, a
Utah limited liability company, as
Trustee of the FL-2306 Land Trust,
Plaintiff, v.
SANDRA MARTINEZ RAMOS and
ROBERTO GUTIERREZ,
Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on September 23, 2024 in Case No. 24-CC-1012 in the County Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein SANDRA MARTINEZ RAMOS and ROBERTO GUTIERREZ are the Defendants. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at www.polk.realforeclose.com on November 26, 2024 at 10:00 a.m. the following described real property:

Lot 5, Block 2, Golden Rule Court, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 46, of the Public Records of Polk County, Florida.
a.k.a. 839 Golden Rule Ct N, Lakeland, FL 33803

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.

/s/ Vestalia Aylsworth
Vestalia Aylsworth, Esq.
Law Office of Vestalia Aylsworth
12307 SW 143rd Ln
Miami, FL 33186-6026
Telephone: (305) 282-6020
vestalia@live.com
Fla. Bar No. 111007 Counsel for Plaintiff
November 1, 8, 2024 24-01528K

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/15/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1995 BARR mobile home bearing Vehicle Identification Numbers FLFLR79A11556BA and FLFLR79B11556BA and all personal items located inside the mobile home. Last Tenant: Robert Parke Havill. Sale to be held at: Cypress Greens, 1000 Cypress Creek Boulevard, Lake Alfred, Florida 33850, 863-956-1147.

November 1, 8, 2024 24-01538K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532024CP0036120000XX
Division 17
IN RE: ESTATE OF
**BETTY LOUISE WEST
Deceased.**

The administration of the estate of BETTY LOUISE WEST, deceased, whose date of death was September 15, 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 November 1, 2024.

Personal Representative:

Louise L. Volpe
7025 Crystal Beach Road
Winter Haven, FL 33880
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahal@straughnturner.com
November 1, 8, 2024 24-01518K

SECOND INSERTION

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

CASE NO.: 2023-CA-007049
**MADISON PLACE SERVICE
PROVIDER, LLC,
Plaintiff, vs.
FREDDIE RIOS AYALA,
CHARLENE TORRES CEDENO,
UNKNOWN TENANT #1,
UNKNOWN TENANT #2
Defendants,**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on October 14, 2024 in Case No. 2023-CA-007049, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein MADISON PLACE SERVICE PROVIDER LLC, are the Plaintiffs and, FREDDIE RIOS AYALA, CHARLENE TORRES CEDENO, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, are the Defendants, that the Polk County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 10:00 a.m. on Monday, December 2, 2024, at www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

Lot 239, Madison Place Phase 2, according to the plat thereof, recorded in Plat Book 181, Page(s) 24 through 27, inclusive, of the Public Records of Polk County, Florida,

with the following street address:
1104 Merrill Street, Davenport, FL 33837.

Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens must file a claim within sixty (60) days after the 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 24th day of October, 2024.
/s/ Shay M. Beaudoin
PATRICK H. WILLIS, ESQUIRE
Florida Bar No.: 526665
pwillis@willisoden.com
SHAY M. BEAUDOIN, ESQUIRE
Florida Bar No.: 1024968
sbeaudoin@willisoden.com
WILLIS | ODEN
390 N. Orange Avenue, Suite 1600
Orlando, FL 32801
Telephone: (407) 903-9939
Attorneys for Plaintiff
113340-0006
November 1, 8, 2024 24-01523K

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/15/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 SUNH mobile home bearing Vehicle Identification Number 442421B2480A and all personal items located inside the mobile home. Last Tenant: Milford Floyd Fredrick, Estate of Milford Floyd Fredrick, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Milford Floyd Fredrick and Melinda Fredrick. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

November 1, 8, 2024 24-01534K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24CP-2663
Division Probate
IN RE: ESTATE OF
**MATTHEW J. DILLON
Deceased.**

The administration of the estate of Matthew J. Dillon, deceased, whose date of death was May 23, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, 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.

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 November 1, 2024.

Personal Representative:

/s/ Linda Dillon
Linda Dillon
17651 Junegrass Place
Parker, Colorado 80134
Attorney for Personal Representative:
Walter C. Stone
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
123 US Hwy 27 North
Sebring, Florida 33870
Telephone: (863) 402-5424
Fax: (863) 402-5425
E-Mail:
charlotte@stonelawgroupfl.com
Secondary E-Mail:
tami@stonelawgroupfl.com
November 1, 8, 2024 24-01517K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532024CP0036120000XX
Division 17
IN RE: ESTATE OF
**BETTY LOUISE WEST
Deceased.**

The administration of the estate of BETTY LOUISE WEST, deceased, whose date of death was September 15, 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 November 1, 2024.

Personal Representative:

MARK A. WEST
233 Sterling Springs Lane
Altamonte Spring, Florida 32714-3867
Attorney for Personal Representative:
PAUL A. MARTIN, Esq., Attorney
Florida Bar Number: 1000375
4015 Calusa Lane
Ormond Beach, Florida 32174-9322
Telephone: (386) 361-3567
Fax: (386) 487-2140
E-Mail:
Paul.A.Martin.Esq@gmail.com
Secondary E-Mail:
Paul@MartinEstateProbateLaw.com
November 1, 8, 2024 24-01535K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-003146-0000-XX
Division 14
IN RE: ESTATE OF
**LESLIE ELLEN MOSHER
Deceased.**

The administration of the estate of Leslie Ellen Mosher, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 November 1, 2024.

Personal Representative:

Candace Sgrillo
319 Easton Drive
Lakeland, Florida 33803
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
November 1, 8, 2024 24-01524K

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.: 2022CA003055000000
**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR
VRMTG ASSET TRUST,
Plaintiff, v.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST ESTATE OF
EDITH J. SMITH, DECEASED,
et al.,
Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure, Reformation of Mortgage and Declaratory Relief dated July 26, 2024 and an Order Granting Plaintiff's Motion to Vacate and Reset Foreclosure Sale dated October 23, 2024, issued in and for Polk County, Florida, in Case No. 2022CA003055000000, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM MARK CALDWELL A/K/A WILLIAM M. CALDWELL 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 November 27, 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, Reformation of Mortgage and Declaratory Relief, to wit:

LOT 295, COUNTRY VIEW ESTATES, PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE(S) 31 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT

IN THE CARE OF HIS FATHER AND NATURAL GUARDIAN, CHARLES LEROY CARTWRIGHT, WILLIAM JOSEPH CALDWELL A/K/A WILLIAM J. CALDWELL, MARTINA MARIE CALDWELL A/K/A MARTINA M. CALDWELL F/K/A MARTINA M. OSBORNE, WILLIAM MARK CALDWELL A/K/A WILLIAM M. CALDWELL, JAMES GREGORY CALDWELL, KATHY L. CALDWELL A/K/A MATTIE CATHERINE CALDWELL F/K/A CATHERINE CALDWELL F/K/A MATTIE KATHERINE LYNN FRAZIER F/K/A MATTIE KATHERINE LYNN FRAZIER F/K/A KATHY LYNN FRAZIER, CHRISTOPHER L. CALDWELL A/K/A CHRISTOPHER CALDWELL, E.C., A MINOR CHILD THROUGH HER LEGAL GUARDIAN AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM MARK CALDWELL A/K/A WILLIAM M. CALDWELL are the Defendants.

CERTAIN MOBILE HOME VIN # FLFLV70A25085SK21 AND FLFLV70B25085SK21; TITLE # 73579605 AND 73579606

Property Address: 7005 Dove Meadow Trail, Lakeland, FL 33810
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: This 30th 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
November 1, 8, 2024 24-01530K

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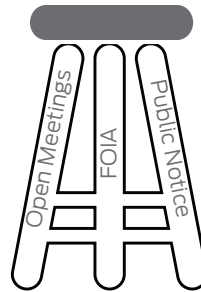


Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication



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

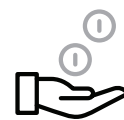


Verifiability



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

Commercial Notices

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

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com