

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CoolVu of Space Coast located at 235 Vista Dr, in the County of Polk, in the City of Davenport, Florida 33897 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Davenport, Florida, this 6th day of November, 2024.
 GCMK DIVERSIFIED LLC
 November 15, 2024 24-01588K

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1996 LIBE mobile home bearing Vehicle Identification Numbers 10L24839U and 10L24839X, and all personal items located inside the mobile home. Last Tenant: Elizabeth Hardy Jackson. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.
 November 15, 22, 2024 24-01593K

FIRST INSERTION
FICTITIOUS NAME NOTICE
 Notice is hereby given that NM Financial, Inc. owner, is desiring to engage in business under the fictitious name of Melchiorih in Polk County, Florida, intends to register the said name with the division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 November 15, 2024 24-01596K

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP0036340000XX
IN RE: ESTATE OF NANCY LEE RICE
Deceased.

The administration of the estate of Nancy Lee Rice, deceased, whose date of death was July 31, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. Florida Statutes.

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 15, 2024.
Personal Representative:
Kathleen R. Rice
 1790 Moore Street
 Lakewood, CO 80215
 Attorney for Personal Representative:
 Renee E. Nesbit
 E-mail Addresses:
 RNesbit@Nesbit-Law.com
 Florida Bar No. 75374
 Renee E. Nesbit, Attorney At Law
 8305 Laurel Lakes Way
 Naples, FL 34119
 Telephone: (239) 249-1072
 November 15, 22, 2024 24-01592K

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Brenneman Construction Kevtan LLC located at 13361 N 56th St. in the City of Tampa, Polk County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 9th day of November, 2024.
 Matrix Capital Ventures
 November 15, 2024 24-01595K

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1994 CLAR mobile home bearing Vehicle Identification Number FLFLR70A22359CM, and all personal items located inside the mobile home. Last Tenant: Leroy Artemus Hilton and Patricia Marie Hilton. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.
 November 15, 22, 2024 24-01594K

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 JP Spindle Works located at 202 Oak Haven Drive in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 12th day of November, 2024.
 Jonathan R. Pearson
 November 15, 2024 24-01599K

FIRST INSERTION
NOTICE TO FILING (Summary Administration)
 IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP0035170000XX
Division Probate
IN RE: ESTATE OF HYRAM JOHNES AKA HIRAM JONES,
Deceased.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 You are hereby notified that an AMENDED PETITION FOR SUMMARY ADMINISTRATION (intestate) has been filed in the estate of Hiram Johnes AKA Hiram Jones, deceased, File Number 2023CP0035170000XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N Broadway Ave, Bartow, FL 33830; that the decedent's date of death was July 27, 2013.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 YOU ARE NOTIFIED that an Amended Petition for Summary Administration has been filed in this court, a copy of which is available through the court under Case Number: 2023CP0035170000XX. You are required to serve written defenses on the undersigned within 20 days after first publication of this notice, exclusive of the day of publication, and to file the original of the written defenses with the clerk of the above court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded in the pleading or motion, without further notice.

The date of first publication of this Notice is November 15, 2024.
Person Giving Notice:
Edward Wesley Jones, Jr.
 44 Rose Avenue #1
 Venice, California 90291
 Attorney for Person Giving Notice:
 Noelle M. Melanson Esquire
 Melanson Law PA
 Attorney for Personal Representative
 Florida Bar Number: 676241
 1430 Royal Palm Sq. Blvd., Suite 103
 Fort Myers, FL 33919
 Telephone: 239-689-8588
 Facsimile: 239-734-5031
 Primary E-Mail:
 noelle@melansonlaw.com
 Secondary E-Mail:
 pleadings@melansonlaw.com
 November 15, 22, 2024 24-01600K

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 532024CA000245000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
PAUL HARRELL A/K/A PAUL MONROE HARRELL; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SURF CONSULTANTS, INC., AS SUCCESSOR IN INTEREST TO SUMMIT FINANCIAL CORP.; ANGELA HARRELL; ENIUM CAPITAL GROUP LLC; ENERGY SOLUTIONS DIRECT; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 29, 2024 and an Order Canceling and Resetting Sale dated November 6, 2024 and entered in Case No. 532024CA000245000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and PAUL HARRELL A/K/A PAUL MONROE HARRELL; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SURF CONSULTANTS, INC., AS SUCCESSOR IN INTEREST TO SUMMIT FINANCIAL CORP.; ANGELA HARRELL; ENIUM CAPITAL GROUP LLC; ENERGY SOLUTIONS DIRECT; UNKNOWN TENANT NO. 1; 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, AS 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 January 7, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:
 THAT PART OF LOT 2, BLOCK

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003752
Division Probate
IN RE: ESTATE OF DEBORAH ANN DION
Deceased.

The administration of the estate of DEBORAH ANN DION, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024CA003143000000
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2023-NQM2,
Plaintiff, vs.
XINQIANG WEI, et al.,
Defendant.

To: XINQIANG WEI
 7017 OAKWOOD STREET, DAVENPORT, FL 33837
 UNKNOWN SPOUSE OF XINQIANG WEI
 7017 OAKWOOD STREET, DAVENPORT, FL 33837
 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
 LOT 135, SOLTERRA PHASE 2A1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: AccountsPayable@mccalla.com
 24-10295FL
 November 15, 22, 2024 24-01589K

FIRST INSERTION
AMENDED NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022CA003497
HIGHLAND MEADOWS 6 HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
KATHRYN MARIE PRICE; KENNETH ROBERT DEWYER; UNKNOWN TENANT 1, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Judgment entered on October 24, 2024 in Case No. 2022CA003497, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HIGHLAND MEADOWS 6 HOMEOWNERS ASSOCIATION, INC., are the Plaintiffs and, KATHRYN MARIE PRICE, KENNETH ROBERT DEWYER, and UNKNOWN TENANT #1 n/k/a Sherri Price, 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 6, Reserve at Highland Meadows, according to the map or plat thereof, as recorded in Plat Book 164, Page(s) 41 and 42, of the Public Records of Polk County,

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 15, 2024.
Personal Representative:
 /s/ Jean Barbieri
Oct 1, 2024, 5:22 pm EDT
ID NfBJMxpRT1v7G7y23hhU36Xo
Jean Barbieri
 665 Copeland Dr.
 Haines City, Florida 33844
 Attorney for Personal Representative:
 /s/ Mary W. Kaplan
 Mary Williams Kaplan
 Florida Bar Number: 069211
 640 Dartmouth St.
 Orlando, FL 32804
 Telephone: (407) 494-6701
 Fax: (407) 992-9429
 E-Mail: mary@thekapfirm.com
 Secondary E-Mail:
 service_520@ecf.courtdrive.com
 November 15, 22, 2024 24-01587K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO. 2023-CA-006298
FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC,
Plaintiff, vs.
VACATION RENTALS GROUP, INC., A FLORIDA CORPORATION, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023-CA-006298 of the Circuit Court in and for Polk County, Florida, wherein, FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, Plaintiff, and, VACATION RENTALS GROUP, INC., A FLORIDA CORPORATION, et. al., are Defendants, Clerk of Court, Stacy M. Butterfield, will sell to the highest bidder for cash at, WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 2nd day of December, 2024 the following described property:
 UNIT NO. 27302 OF BAHAMA BAY, A CONDOMINIUM, PHASE 27, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5169, PAGE 1306, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RE-

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO. 2023-CA-006298
FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC,
Plaintiff, vs.
VACATION RENTALS GROUP, INC., A FLORIDA CORPORATION, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023-CA-006298 of the Circuit Court in and for Polk County, Florida, wherein, FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, Plaintiff, and, VACATION RENTALS GROUP, INC., A FLORIDA CORPORATION, et. al., are Defendants, Clerk of Court, Stacy M. Butterfield, will sell to the highest bidder for cash at, WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 2nd day of December, 2024 the following described property:
 UNIT NO. 27302 OF BAHAMA BAY, A CONDOMINIUM, PHASE 27, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5169, PAGE 1306, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RE-

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 November 11, 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
 1463-194704 / SR4
 November 15, 22, 2024 24-01597K

FIRST INSERTION
AMENDED NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022CA003497
HIGHLAND MEADOWS 6 HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
KATHRYN MARIE PRICE; KENNETH ROBERT DEWYER; UNKNOWN TENANT 1, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Judgment entered on October 24, 2024 in Case No. 2022CA003497, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HIGHLAND MEADOWS 6 HOMEOWNERS ASSOCIATION, INC., are the Plaintiffs and, KATHRYN MARIE PRICE, KENNETH ROBERT DEWYER, and UNKNOWN TENANT #1 n/k/a Sherri Price, 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 6, Reserve at Highland Meadows, according to the map or plat thereof, as recorded in Plat Book 164, Page(s) 41 and 42, of the Public Records of Polk County,

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO. 2023-CA-006298
FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC,
Plaintiff, vs.
VACATION RENTALS GROUP, INC., A FLORIDA CORPORATION, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023-CA-006298 of the Circuit Court in and for Polk County, Florida, wherein, FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, Plaintiff, and, VACATION RENTALS GROUP, INC., A FLORIDA CORPORATION, et. al., are Defendants, Clerk of Court, Stacy M. Butterfield, will sell to the highest bidder for cash at, WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 2nd day of December, 2024 the following described property:
 UNIT NO. 27302 OF BAHAMA BAY, A CONDOMINIUM, PHASE 27, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5169, PAGE 1306, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RE-

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 November 11, 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
 1463-194704 / SR4
 November 15, 22, 2024 24-01597K

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1996 LIBE mobile home bearing Vehicle Identification Numbers 10L24839U and 10L24839X, and all personal items located inside the mobile home. Last Tenant: Elizabeth Hardy Jackson. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.
 November 15, 22, 2024 24-01593K

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1994 CLAR mobile home bearing Vehicle Identification Number FLFLR70A22359CM, and all personal items located inside the mobile home. Last Tenant: Leroy Artemus Hilton and Patricia Marie Hilton. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.
 November 15, 22, 2024 24-01594K

FIRST INSERTION
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 Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1996 LIBE mobile home bearing Vehicle Identification Numbers 10L24839U and 10L24839X, and all personal items located inside the mobile home. Last Tenant: Elizabeth Hardy Jackson. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.
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 November 15, 22, 2024 24-01593K

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CA000426000000
FINANCE OF AMERICA REVERSE LLC,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LUZ M. DIAZ, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 30, 2024, and entered in 2024CA000426000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LUZ M. DIAZ, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LILLIAM DIAZ; JOEIDA PEREZ; JESUS DAVID DIAZ CRUZ; MARIA A. ATILANO; JUAN ANTONIO DIAZ are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on December 02, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 20, SONORA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGE(S) 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH 1993 MOBILE HOME VIN

NUMBERS H64756GL AND H64756GR.
Property Address: 4022 CARTER COURT, POLK CITY, FL 33868

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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 8 day of November, 2024.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0055248
Communication Email:
dsalem@raslg.com

Submitted by:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Ave., Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-164432 - GrS
November 15, 22, 2024 24-01591K

FIRST INSERTION

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

532023CA006370000000
MORTGAGE ASSETS MANAGEMENT, LLC,
PLAINTIFF,

VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOSEPH A. BROWN A/K/A JOSEPH BROWN A/K/A JOSEPH ALEXANDER BROWN (DECEASED), ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 31, 2024 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on December 30, 2024, at 10:00 AM, at www.polk.realforeclose.com for the following described property:

LOT 79 IN BLOCK A OF VALENCIA HILLS SUBDIVISION, HAINES CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 63 AT PAGE 34 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.

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.

Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: Timothy J. Landers
FBN 127154
November 15, 22, 2024 24-01585K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 53-2022-CA-001006
MIDFIRST BANK,
Plaintiff, vs.

LUIS FELIPE MONGE JIMENEZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 01, 2024 in Civil Case No. 53-2022-CA-001006 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein MIDFIRST BANK is Plaintiff and Luis Felipe Monge Jimenez, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of December, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 69, LAKESIDE LANDINGS PHASE 3, ACCORDING

TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 5 THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
22-00527FL
November 15, 22, 2024 24-01583K

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 532024CA002763000000
DIVISION: 15

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc Plaintiff, -vs.-

Sedric J. Bowers; Shunta C. Bowers; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

TO: Shunta C. Bowers, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 1207 Northeast 6th Street, Mulberry, FL 33860, Unknown Parties in Possession #1, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 1207 Northeast 6th Street, Mulberry, FL 33860 and Unknown Parties in Possession #2, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 1207 Northeast 6th Street, Mulberry, FL 33860

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated

in Polk County, Florida, more particularly described as follows:

LOT 2, IN BLOCK B, OF V-C ADDITION TO MULBERRY ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
more commonly known as 1207 Northeast 6th Street, Mulberry, FL 33860.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770.

WITNESS my hand and seal of this Court on the 24 day of October, 2024.
Default Date December 2, 2024

Stacy M. Butterfield
Circuit and County Courts
(SEAL) By: /s/ Asuncion Nieves
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130
Boca Raton, FL 33487
24-331509 FCO1 RFT
November 15, 22, 2024 24-01603K

FIRST INSERTION

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

CASE NO.: 2024CA002644000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
WANDA I. RODRIGUEZ RODRIGUEZ; KEYBANK NATIONAL ASSOCIATION; LAKES AT LUCERNE PARK HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 07 day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 56, AS SHOWN ON THE PLAT ENTITLED "LAKES AT LUCERNE PARK, PHASE 6", AND RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN PLAT BOOK 176, PAGES 32-34.
PROPERTY ADDRESS: 1481 HAINES DRIVE, WINTER HAVEN, FL 33881

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 12 day of November 2024.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01896
November 15, 22, 2024 24-01598K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CC005192000000
ALLY BANK,
Plaintiff, vs.
JEFFERSON LAPREASE et al.,
Defendant(s).

TO: Jefferson Laprease
Last Known Residence: 118 Water Oak Lane Davenport, FL 33837
YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Bay County, Florida:

2021 Toyota Corolla LE VIN JTDEPMAE8MJ170688
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 12-13-24, 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 5th, November, 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
1693-199B
Ref# 9730
Nov. 15, 22, 29; Dec. 6, 2024
24-01581K

FIRST INSERTION

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

CASE NO.:
2024-CA-000893-0000-00
HOUSE TUR INVESTMENTS, LLC,
Plaintiff, v.
MASSEY AND ASSOCIATES, LLC; GREGORY MASSEY; LATOYA DECOSEY; MELTON C. CLARKE AND KATIE M. CLARKE, HUSBAND AND WIFE; UNKNOWN TENANT I; UNKNOWN TENANT II; AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure dated November 7, 2024, and entered in Case No. 2024-CA-000893 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein HOUSE TUR INVESTMENTS, LLC is Plaintiff, and MASSEY AND ASSOCIATES, LLC; GREGORY MASSEY; LATOYA DECOSEY; MELTON C. CLARKE AND KATIE M. CLARKE, HUSBAND AND WIFE; UNKNOWN TENANT I NKA DELILAH MARSHALL AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS are Defendants. Stacy Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.

com (website) beginning at 10:00 am, on December 26, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 72, LAKEVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY FOR CR 630.

ADDRESS: 72 Washington Terrace, Frostproof, FL 33843
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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. Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; e-mail: ADA@fjud13.org.
DATED November 13, 2024.

/s/ Sean K. Mills
Sean K. Mills, Esq.
MBK Chapman PC
433 Plaza Real, Suite 275
Boca Raton, FL 33432
Phone: (561) 320-6156
Fax: (561) 320-6256
Florida Bar No.: 59342
Email: smills@mbkchapman.com
November 15, 22, 2024 24-01604K

FIRST INSERTION

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

Case No. 2024CA001665000000
Village Capital & Investment LLC,
Plaintiff, vs.
Angela Giudice, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA001665000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and Angela Giudice; Christopher Burris; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, beginning at 10:00 AM on the 15th day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 43, ROCKRIDGE RANCH-ETTES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A

1994 DOUBLEWIDE MOBILE HOME WITH VIN#S 146M8445A AND 146M8445B

TAX ID: 23-26-23-000550-000430

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

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

Dated this 12th day of November, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 24-F00669
November 15, 22, 2024 24-01601K

FIRST INSERTION

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

CASE NO.: 2024CA003420000000
U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2005-9, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-9,
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 CHRISTOPHER ELLIOTT A/K/A CHRISTOPHER PAUL ELLIOTT A/K/A C. ELLIOTT, DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Christopher Elliott A/K/A Christopher Paul Elliott A/K/A C. Elliott, Deceased
Last Known Residence: Unknown
TO: Andrew Elliott
Last Known Residence: 701 Highland Crest Loop Lake Wales, FL 33853
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:
LOT 27, HIGHLAND CREST PHASE I, ACCORDING TO

THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGE 36, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 12-16-24, 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 November 6th, 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
1221-16484B
Ref#9771
November 15, 22, 2024 24-01590K

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2023CA004744000000
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
BARRY SEPHENSON HICKS

A/K/A BARRY HICKS, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 11, 2024 in Civil Case No. 2023CA004744000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Barry Sephenson

Hicks a/k/a Barry Hicks, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of December 2, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 8, Block 6, Revised Townsite

of Hesperides, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 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.
By: /s/Robyn Katz

Robyn Katz, Esq.,
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07861FL
November 15, 22, 2024 24-01582K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2023CA005462000000
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
LINDA G. NICHOLS A/K/A LINDA NICHOLS, et al.,

Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 01, 2024 in Civil Case No. 2023CA005462000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Linda G. Nichols a/k/a Linda Nichols, et al., are

Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of December, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 103, of JAN-PHYL VII-LAGE UNIT NO. 1, according

to the Plat thereof, as recorded in Plat Book 36, Page 28, of the Public Records of Polk County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability

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

Robyn Katz, Esq.,
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07236FL
November 15, 22, 2024 24-01584K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-2483
IN RE: ESTATE OF BARBARA NELL SEALEY, Deceased.
The administration of the estate of BARBARA NELL SEALEY, 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 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER

THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
A Personal Representative or cura-

tor 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 15, 2024.
WYDELL SCOTT
Personal Representative
2211 Navel Circle

Haines City, FL 33844
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:
jriviera@hnh-law.com
November 15, 22, 2024 24-01602K

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATES ---

SECOND 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:
ahal@straughtnturner.com
November 8, 15, 2024 24-01544K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA006428000000
DIVISION: E
IN RE: Action for Adverse Possession and to Quiet Title regarding the property located at 4855 HWY 60 W, MULBERRY, FL 33860 and 4825 HWY 60 W, MULBERRY, FL 33860, Identified as Parcel ID #: 23-29-30-000000-023020, 23-29-30-000000-023040, 23-29-30-000000-023050 and 23-29-30-000000-021060
MARC GLOGOWER, CARMEL GLOGOWER a/k/a Carmel S. Glogower, PAUL GLOGOWER a/k/a Paul R. Glogower and CHERI GLOGOWER a/k/a Cheri Lisa Glogower Plaintiffs, vs.
JOYCE M. FEWOX, W.R. FEWOX, JR., RICKEY ANN BROCK, DEBRA BROCK, BRADLEY BROCK, DEBRA WENDY THETFORD, CINDY YORK, CLIFFORD MORGAN, II, JOHN KUMMER, CLAIRE KUMMER, CAROL KUMMER, KAY FRAME, DEEDRA KNIGHT, AARON B. LOGAN, HAMMOND JONES, and each of the Defendant's unknown spouses, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against any Defendant or party or claiming to have any right, title, or interest in the Property described in this Complaint Defendants,
TO the following Defendants: Each of the Defendant's unknown spouses, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against any Defendant or party or claiming to have any right, title, or interest in the Property described in this Complaint whose or the subject of this action, whose names and/or addresses are unknown and any and all other parties having or claiming to have any right, title or interest in the property described below or in the subject of this lawsuit.

YOU ARE HEREBY NOTIFIED that an action for Adverse Possession and Quiet Title for the following described property:
Parcel A
Commencing at the NW corner of the SE 1/4 of Section 30, Township 29 South, Range 23 East, run thence South 00°26'01" West along the West boundary of said SE 1/4 a distance of 1256.37 feet to the North right-of-way of S.R. #60; thence run North 88°55'44" East along the North right of way of SR #60; thence run North 88°55'44" East along the North right of way of SR #60 a distance of 1127.72 feet to the point of beginning, thence run North 00°13'06" East 250.00 feet; thence run North 88°55'44" East 175.0 feet; thence run South 00°13'06" West 250.0 feet; thence run South 88°55'44" West 175 feet to the point of beginning. LESS the East 20 feet and the North 15 feet thereof.
Together with
Commencing at the NW corner of the SE 1/4 of Section 30 Township 29 South, Range 23 East, run thence South 00°26'01" West along the West boundary of said SE 1/4 a distance of 1256.37 feet to the North right of way of SR #60; thence run North 88°55'44" East along the North right of way of SR #60 a distance of 952.72 feet to the point of beginning; thence run North 00°13'06" East 250.0 feet; thence run South 88°55'44" East 175.0 feet; thence run South 00°13'06" West 250 feet; thence run South 88°55'44" West 175 feet to the point of beginning. LESS the North 15 feet thereof.
Parcel ID: 23-29-30-000000-023020
Street Address: 4855 HWY 60 W, MULBERRY, FL 33860
AND
Parcel B
Tract #8-A, Cliff Manor Acres described as follows: Commencing at the NW corner of

the SE¼ of Section 30, Township 29 South, Range 23 East, run thence South 00 deg. 26'01" West along the West boundary of said SE 1/4 a distance of 1256.37 feet to the North right-of-way of S.R. #60; thence run North 88 deg. 55'44" East along the North right-of-way of S.R. #60 a distance of 602.72 feet to the point of beginning; thence run North 00 deg. 13'06" East 250.0 feet; thence run North 88 deg. 55'44" East 175.0 feet; thence run South 00 deg. 13'06" West 250.0 feet; thence run South 88 deg. 55'44" West 175 feet to the point of beginning. Less the North and West 20 feet thereof.
Parcel ID: 23-29-30-000000-023040
Street Address: 4855 HWY 60 W, MULBERRY, FL 33860
AND
Parcel C
Commencing at the N.W. corner of the S.E. ¼ of Section 30, Township 29 South, Range 23 East, run thence South 00°26'01" West along the West boundary of said S.E. ¼ a distance of 1256.37 feet to the North right-of-way of S.R. #60; thence run North 88°55'44" East along the North right-of-way of S.R. #60 a distance of 777.72 feet to the point of beginning; thence run North 00°13'06" East 250.0 feet; thence run North 88°55'44" East 175.0 feet; thence run South 00°13'06" West 250.0 feet; thence run South 88°55'44" West 175 feet to the point of beginning.
Parcel ID: 23-29-30-000000-023050
Street Address: 4855 HWY 60 W, MULBERRY, FL 33860
AND
Parcel D
Commencing at the N.W. corner of the S.E. ¼ of Section 30, Township 29 South, Range 23 East, run thence South

00°26'01" West along the West boundary of said S.E. ¼ a distance of 1256.37 feet to the North right-of-way of S.R. #60; thence run North 88°55'44" East along the North right-of-way of S.R. #60 a distance of 1302.72 feet to the point of beginning; thence run North 00°13'06" East 250.0 feet; thence run North 88°55'44" East 175.0 feet; thence run South 00°13'06" West 250.0 feet; thence run South 88°55'44" West 175 feet to the point of beginning. LESS the West and North 20 feet thereof.
Parcel ID: 23-29-30-000000-021060
Street Address: 4825 HWY 60 W, MULBERRY, FL 33860
has been filed against you and you are required to file a copy of your written defenses, if any, to it on William Rambaum, Esq., PLG Law, 3684 Tampa Road, Suite 2, Oldsmar, Florida 34677 and file the original with the Clerk of the above styled Court on or before 12-4-24 or 28 days from the first publication, otherwise a Default may be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of said Court on the 25 day of October, 2024.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Ashley Saunders
As Deputy Clerk
William Rambaum, Esq., PLG Law,
3684 Tampa Road, Suite 2,
Oldsmar, Florida 34677
November 1, 8, 15, 22, 2024
24-01527K

SECOND INSERTION

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 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:
/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

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:
/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.,
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November 8, 15, 2024 24-01543K

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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
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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.
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November 8, 15, 2024 24-01543K

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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.
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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
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November 8, 15, 2024 24-01543K

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1/20/24

--- SALES ---

SECOND 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

SECOND INSERTION

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

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

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

Lots 7, THE MEADOWS OF LAKE WALES, according to the map or plat thereof, recorded in plat book 103, page 19, public records of Polk County, Florida. Parcel ID#: 073028-940852-000070. Address: 1149 East Grove Ave., Lake Wales, FL 33853

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

SECOND 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

SECOND 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

SECOND INSERTION

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

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

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on 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

SECOND 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 Suffragette Circle, Haines City, FL 33844

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

lis pendens, must file a claim before the 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

SECOND INSERTION

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

CIVIL DIVISION Case No. 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, GRANTEEES, 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, GRANTEEES, 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

SECOND INSERTION

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

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

THE UNKNOWN SPOUSES, HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, 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 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, GRANTEEES, 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; 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

ING INTERESTS BY, THROUGH, UNDER OR AGAINST 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, GRANTEEES, 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; and ALL UNKNOWN PARTIES CLAIM-

ING INTERESTS BY, THROUGH, UNDER OR AGAINST 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, GRANTEEES, 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; and ALL UNKNOWN PARTIES CLAIM-

ING INTERESTS BY, THROUGH, UNDER OR AGAINST 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, GRANTEEES, 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; and ALL UNKNOWN PARTIES CLAIM-

What makes public notices in newspapers superior to other forms of notices? Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- ACTIONS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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, DEVEISES,
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, DEVEISES, 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.
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

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

THIRD INSERTION

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
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

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 Court-house 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, requires 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 Maisonette Deputy Clerk
November 1, 8, 15, 22, 2024
24-01507K

SECOND 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,

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 Cutorator 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

SECOND INSERTION

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
Counsel for Plaintiff
November 8, 15, 2024 24-01542K

SECOND 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
STACY 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

SECOND 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

SAVE TIME

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

SARASOTA • MANATEE
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
11/20/2024_V12

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
e-mail legal@businessobserverfl.com

Business Observer
11/20/24

--- ESTATE ---

SECOND 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.

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 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

SECOND 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 Tracey 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.

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 732.221.

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 ---

SECOND INSERTION

**NOTICE OF SALE PURSUANT
TO CHAPTER 45, FLORIDA
STATUTES**

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

SECOND 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 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. 732.221.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmaturing, contingent, or unliquidated claims, on whom a copy

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA, PROBATE DIVISION
File No.: 2024-CP-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. 732.221, 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

SECOND 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

SECOND 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.

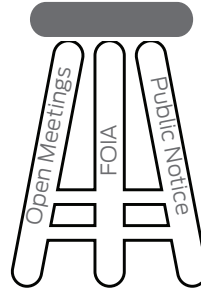
The administration of the estate of Margaret K. Tate, deceased, whose date of death was January 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative 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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

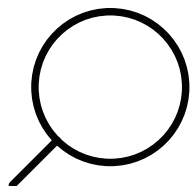


Citizens continue to learn about vital civic matters from newspaper notices.

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

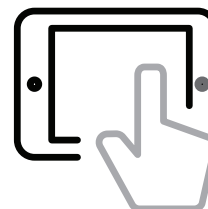
Verifying publication is difficult-to-impossible on the web.

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



Significant numbers of people in rural areas still lack high-speed internet access.

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

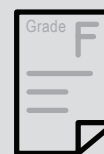


Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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