

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

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 The Gift Garden Nook located at 929 Princeton St in the City of Lakeland, Polk County, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2024.

Lily Sophia Boutique LLC
November 22, 2024 24-01612K

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 Forni Dental located at 7010 State Road 60 E, in the County of Polk, in the City of Lake Wales, Florida 33853 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake Wales, Florida, this 13th day of November, 2024.

MAX FORNI, D.M.D., P.A.
November 22, 2024 24-01611K

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 BLACK FRIDAYS located at 510 AVE C SE in the City of WINTER HAVEN, Polk County, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, 2024.

GRASSROOTS INNOVATIONS LLC
ADAM B STAMEY
November 22, 2024 24-01624K

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice Under Fictitious Name Law According to Florida Statute Number 865.09

Notice Is Hereby Given that 350 24th Street FL LLC, 4525 Wilshire Blvd, Ste 210, Los Angeles, CA 90010, desiring to engage in business under the fictitious name of Haven at Lake Deer, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

November 22, 2024 24-01639K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Haven Health, located at 1054 Lena Run Ct, in the City of Winter Haven, County of Polk, State of FL, 33880, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 19 of November, 2024.

KRISSY HINES-PAULY CONSULTING INC
1054 Lena Run Ct
Winter Haven, FL 33880
November 22, 2024 24-01634K

FIRST INSERTION

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

Sale date December 13th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

40123 2019 Volkswagen VIN#: 1V2DR2CA5KC552181 Lienor: Auto Evolution Repair Inc 3512 Century Blvd Lakeland 863-816-6848 Lien Amt \$8,542.48

November 22, 2024 24-01610K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: DECEMBER 30, 2024

ULTIMATE TRANSMISSION II 2016 HYUN 5NPDH4AE-9GH731468 \$1,376.26

JAMIES COLLISION CENTER 2801 US HWY 17-92 W 2020 HOND SHHF7K7H68LU415836 \$4,536.32

November 22, 2024 24-01630K

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 Bryant Family Store located at 2211 Knights Rd in the County of Polk, in the City of Winter Haven, Florida 33880 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven, Florida, this 15th day of November, 2024.

BRYANT FAMILY VENDING LLC
November 22, 2024 24-01625K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBALE FILE NO. 53-2024-CP-003142-0000-XX

IN RE: ESTATE OF WILLIAM T. MAYHEW, Deceased.

The administration of the estate of William T. Mayhew, deceased, whose date of death was June 18, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow FL, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: /s/ Brandie Humphrey Brandie Humphrey 1303 N Lake Otis Dr. SE Winter Haven, FL 33880

Attorney for Personal Representative: /s/ Amy L. Phillips AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292 amy@amyphillipspllc.com

November 22, 2024 24-01622K

FIRST INSERTION

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

File No. 2024CP0038260000XX Division 14

IN RE: ESTATE OF LEONARD JOHN KONOPINSKI JR AKA LEONARD KONOPINSKI Deceased.

The administration of the estate of Leonard John Konopinski Jr aka Leonard Konopinski, deceased, whose date of death was December 2, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Polk County, Probate Division, 255 W. Church Street, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

munity 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 22, 2024.

Personal Representative: /s/ Keith A. Konopinski Keith A. Konopinski 11565 E Stork Ct Florid City, Florida 34436

Attorney for Personal Representative: /s/ Lyndy C. Jennings

Lyndy C. Jennings, Esq., Attorney Florida Bar Number: 908851 Law Offices of Lyndy C. Jennings, P.A. 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 E-Mail: ljennings@lyndylaw.com November 22, 2024 24-01608K

FIRST INSERTION

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

File No. 53-2024-CP-002993-0000-XX

IN RE: ESTATE OF DAVID SMITH PHILLIPS, II Deceased.

The administration of the estate of David Smith Phillips, II, deceased, whose date of death was March 13, 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 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.

FIRST INSERTION

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

PROBATE DIVISION File No.: 24CP-3770 SSN: XXX-XX-0064

IN RE: ESTATE OF MARC ROSS MICHAUD, Deceased

The administration of the estate of MARC ROSS MICHAUD, deceased, whose date of death was October 11, 2024, and whose Social Security Number is XXX-XX-0064, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: /s/ Ivelisse Phillips Ivelisse Phillips 423 Danube Way Kissimmee, Florida 34759

Attorney for Personal Representative: Signed By:

Cary L. Moss, Esq. E75B1691163C416... Cary L. Moss, Esq. Florida Bar Number: 0157351 Sawyer & Sawyer, P.A. 8913 Conroy Windermere Road Orlando, Florida 32835 Telephone: (407) 909-1900 Fax: (407) 909-1992

E-Mail: cmoss@sawyerandsawyerpa.com

Secondary E-Mail: dtaylor@sawyerandsawyerpa.com

November 22, 2024 24-01616K

FIRST INSERTION

NOTICE OF CHANGE OF MEETING AND CLOSED SESSION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

The start time for the meeting of the Board of Supervisors of the Solterra Resort Community Development District ("District") scheduled for Friday, December 6, 2024, has changed to 8:00 a.m. at 5200 Solterra Boulevard, Davenport, Florida 33837. The purpose of the meeting is to conduct any and all business coming before the District's Board of Supervisors. The purpose of the closed session is to discuss the District's security system. A copy of the agenda for the meeting may be obtained by accessing the District's website at <https://www.solterrasortdd.org/> or by contacting the office of the District Manager c/o Vesta District Services, at (321) 263-0132 or 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the meeting, staff or Board members may participate in the public hearing by speaker telephone.

District Manager
November 22, 2024 24-01607K

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 857970 from Central Florida Income Fund, LLC for Polk County Parcel ID(s) 25-30-05-000000-021050, 25-30-05-380000-000010, 25-30-05-380000-000030, 25-30-05-380000-000040, 25-30-05-380000-000050, 25-30-05-380000-000060, and 25-30-05-380000-000070. Application received: October 1, 2024. Proposed activity: Residential Subdivision. Project name: Bartow Tiny Homes. Project size: 4.12 acres. Location: Section 25, Township 30 S, Range 5 E, in Polk County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

November 22, 2024 24-01623K

FIRST INSERTION

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

CASE NO.: 2024-CP-003396

IN RE: The Estate of LOIS M. BOUTIN, Deceased.

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

The administration of the estate of LOIS M. BOUTIN, deceased, whose date of death was April 27, 2024, and whose social security number is ***-**-5434, 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 Representatives and the Personal Representatives' attorney are set forth below.


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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is November 22, 2024.

/s/ Sandra Lee Slicer SANDRA LEE SLICER, As Personal Representative /s/ Kevin Slicer KEVIN SLICER, As Personal Representative Attorney and Personal Representative Giving Notice: /s/ Steven E. Guran STEVEN E. GURAN, ESQ., Attorney for Personal Representatives EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 November 22, 2024 24-01621K



Who benefits from legal notices?

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

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

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-003673-0000-XX
IN RE: ESTATE OF
DALE EUGENE BOPES
Deceased.

The administration of the estate of Dale Eugene Bopes, deceased, whose date of death was September 21, 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 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 22, 2024.

Personal Representatives:

Joshua T. Biller
3307 Rivulet Run
Ft. Wayne, Indiana 46818
Thomas E. Biller
27555 Logan Road
Rock Falls, IL 61071

Attorney for Personal Representatives:
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: mtturner@straughtnturner.com

Secondary E-Mail:

ahall@straughtnturner.com

November 22, 29, 2024 24-01628K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **24CP-3780**
Division Probate
IN RE: ESTATE OF
VALERIE C. CAMPBELL
Deceased.

The administration of the estate of Valerie C. Campbell, deceased, whose date of death was March 9, 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 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 22, 2024.

Personal Representative:

Donald G. Ealey
114 East Coldstream Road
East Coldstream, NB
E7L 3T9
Canada

Attorney for Personal Representative:
Charlotte C. Stone, Esq.

Florida Bar Number: 21297

Stone Law Group, P.L.

123 US Hwy 27 North

Sebring, Florida 33870

Telephone: (863) 402-5424

Fax: (863) 402-5425

E-Mail:

charlotte@stonelawgroupfl.com

Secondary E-Mail:

tami@stonelawgroupfl.com

November 22, 29, 2024 24-01638K

FIRST INSERTION

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

532024CA003501000000

MIDFIRST BANK
Plaintiff, v.

ALEXANDER ANDUJAR, JR.

A/K/A ALEX ANDUJAR JR, ET AL.

Defendants.

TO: ALEXANDER ANDUJAR, JR. A/K/A ALEX ANDUJAR JR

Current residence unknown, but whose last known address was: 216 MAPLE DR, POINCIANA, FL 34759-5583

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida, to-wit:

LOT 17, BLOCK 840, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 29 THROUGH 43, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 12-23-24 or within thirty (30) days

after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, 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 petition.

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

WITNESS my hand and seal of the Court on this 14 day of November, 2024.

Stacy M. Butterfield

As Clerk of the Court

(SEAL) By: /s/ Ashley Saunders

Deputy Clerk

EXL LEGAL, PLLC,

Plaintiff's attorney,

12425 28th Street North,

Suite 200,

St. Petersburg, FL 33716

1000008978

November 22, 29, 2024 24-01613K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. **2024-CP-003708**
IN RE: ESTATE OF
Victor Cancel, Jr
Deceased.

The administration of the estate of Victor Cancel, Jr, deceased, whose date of death was August 26th, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Samuel Cancel

P.O. Address: 7 Grandview Ave.,
Ossining, NY 10562

Personal Representative

HAYNES E. BRINSON, ESQUIRE
BRINSON AND BRINSON
ATTORNEYS AT LAW, PA
Attorneys for Personal Representative
28 NORTH JOHN YOUNG
PARKWAY
KISSIMMEE, FL 34741
Telephone: (407) 847-8674
By: HAYNES E. BRINSON, ESQUIRE
Florida Bar No. 663050

Email Addresses:
haynesbrinson@gmail.com

November 22, 29, 2024 24-01642K

FIRST INSERTION

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

53-2024-CP-003848-0000-XX

IN RE: ESTATE OF

JENE HILMER FRYDENLUND,

a/k/a JENE H. FRYDENLUND,

a/k/a JENE FRYDENLUND,

Deceased.

The administration of the estate of Jene Hilmer Frydenlund, also known as Jene H. Frydenlund, also known as Jene Frydenlund, deceased, whose date of death was December 5, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 22, 2024.

Personal Representative:

DocuSigned by:

Jason Frydenlund

3CC8C94304A442C...

Jason Frydenlund

1242 Tralee Bay Avenue

Melbourne, Florida 32940

Attorney for Personal Representative:

/s/ Robert J. Naberhaus

Robert J. Naberhaus III

Florida Bar Number: 476684

Dean, Mead, Egerton, Bloodworth,

Capouano & Bozarth, P.A.

7380 Murrell Road, Suite 200

Melbourne, FL 32940

321-259-8900

Fax: 321-254-4479

rnaberhaus@deanmead.com

probate@deanmead.com

5317818.v1

November 22, 29, 2024 24-01629K

FIRST INSERTION

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

CASE NO.: 2024CA003810000000

SAGAPO PROPERTIES LLC,

Plaintiff, vs.

JL CABOT, LLC, A NEVADA

LIMITED LIABILITY COMPANY

AND SHERRY AVIRETT, and all

others claiming by, through and

under SHERRY AVIRETT,

Defendant.

TO: SHERRY AVIRETT, and all others

claiming by, through and under SHER-

RY AVIRETT

l/k/a P.O. Box 302

Lake Wales, FL 33859

YOU ARE NOTIFIED that an action

to quiet the title on the following real

property in Polk County, Florida:

Lot 22, Block B, Emerald

Heights Subdivision, according to

the map or plat thereof, as

recorded in Plat Book 8, Page(s)

24, of the Public Records of Polk

County, Florida. a/k/a 6th St S,

Lake Wales, FL 33853; Parcel

ID: 27-30-12-925500-002220

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on J.D. Manzo, of

Manzo & Associates, P.A., Plaintiff's

attorney, whose address is 4767 New

Broad Street, Orlando, FL 32814, tele-

phone number (407) 514-2692, on or

before December 25, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint 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 this 18 day of November, 2024.

Stacy M. Butterfield

Clerk of the Circuit Court

(SEAL) By: /s/ Asuncion Nieves

As Deputy Clerk

J.D. Manzo,

of Manzo & Associates, P.A.,

Plaintiff's attorney,

4767 New Broad Street,

Orlando, FL 32814,

telephone number (407) 514-2692

Nov. 22, 29; Dec. 6, 13, 2024

24-01640K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **24CP-3657**
Division Probate
IN RE: ESTATE OF
SAMUEL E. HUDGINS
Deceased.

The administration of the estate of Samuel E. Hudgins, deceased, whose date of death was April 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 22, 2024.

Personal Representative:

/s/ Samuel D. Hudgins

Samuel D. Hudgins

2500 Avenue J NW

Winter Haven, Florida 33881

Attorney for Personal Representative:

/s/ Charlotte C. Stone

Charlotte C. Stone, Esq.

Florida Bar Number: 21297

Stone Law Group, P.L.

123 US Hwy 27 North

Sebring, Florida 33870

Telephone: (863) 402-5424

Fax: (863) 402-5425

E-Mail:

charlotte@stonelawgroupfl.com

Secondary E-Mail:

tami@stonelawgroupfl.com

--- SALES ---

FIRST INSERTION

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

CASE NO.: 2024-CA-000897-0000-00
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, GRANTEES, 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 12, 2024, and entered in Case No. 2024-CA-000897 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 LIZZIE PINION; UNKNOWN TENANT II NKA SHAKARA PINION AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, 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 10, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 2, 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: 2 TUBMAN CIRCLE, 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 14, 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 22, 29, 2024 24-01609K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA

CIRCUIT CIVIL DIVISION
CASE NO: 2024CA000693000000
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B, Plaintiff, v. CHRISTOPHER FRANKLIN, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents dated November 12, 2024, issued in and for Polk County, Florida, in Case No. 2024CA000693000000, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B is the Plaintiff, and CHRISTOPHER FRANKLIN, CITY OF LAKE LAND, A FLORIDA MUNICIPAL CORPORATION, ROBERT W. BARFIELD, D/B/A PEST STOP PEST MANAGEMENT, INC. AND UNKNOWN TENANT #1 N/K/A BETTINA DIXON are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 17, 2024, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents, to wit:

THE SOUTH 1/2 OF LOT 5, BLOCK B, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 109, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 621 W 4th St, Lakeland, FL 33805
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: This 15th day of November, 2024.

Respectfully submitted,
 HOWARD LAW
 4755 Technology Way, Suite 104
 Boca Raton, FL 33431
 Telephone: (954) 893-7874
 Facsimile: (888) 235-0017
 Designated Service E-Mail: Pleadings@HowardLaw.com
 By: /s/ Matthew B. Klein
 Matthew B. Klein, Esq.
 Florida Bar No.: 73529
 E-Mail: Matthew@HowardLaw.com
 November 22, 29, 2024 24-01620K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 53-2024CC-000300-00000
LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. LUIS RAUL MALDONADO ENCARNACION, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 11/14/2024, in Case No.: 53-2024CC-000300-00000 of the County Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and LUIS RAUL MALDONADO ENCARNACION, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 12/19/2024, the following bdescribed property set forth in the Final Judgment of Foreclosure:

Lot 17, LAKES AT LAUREL HIGHLANDS PHASE 2A, according to the plat as recorded in Plat Book 186, Pages 48 through

52, 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 tel 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: November 18, 2024

By: /s/Rachel Pringle
 Rachel Pringle, Esquire
 Florida Bar No.: 122088

ARIAS BOSINGER, PLLC
 280 W. Canton Avenue, Suite 330
 Winter Park, Florida 32789
 (407) 636-2549
 November 22, 29, 2024 24-01627K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION

CASE NO.: 2023-CA-004913
DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. KEVIN N. MARTIN SINCLAIR, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reset Foreclosure Sale entered on November 12, 2024, and the Summary Final Judgment of Foreclosure entered on September 11, 2024 in Case No. 53-2024-CA-004913 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein DATA MORTGAGE, INC. DBA ESSEX MORTGAGE is Plaintiff, and KEVIN N. MARTIN SINCLAIR, KATIA C. MARTIN SINCLAIR, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SI MORTGAGE COMPANY, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ASSOCIATION OF POINCIANA VILLAGES, INC. and POINCIANA VILLAGE SEVEN ASSOCIATION, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 2nd day of January 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 3139, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 2087 RIO GRANDE CANYON LOOP, KISSIMMEE, FL 34759 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

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

Dated this 14th day of November 2024.

Sokolof Remtulla, LLP
 By: /s/ Benjamin D. Ladouceur
 Benjamin D. Ladouceur, Esq.
 Florida Bar No.: 73863

SOKOLOF REMTULLA, LLP
 6801 Lake Worth Road, Suite 100E
 Greenacres, FL 33467
 Telephone: 561-507-5252 /
 Facsimile: 561-342-4842
 E-mail: pleadings@sokrem.com
 Counsel for Plaintiff
 November 22, 29, 2024 24-01615K

FIRST INSERTION

NOTICE OF SALE

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

CASE NO: 2023-CC-001553
SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. SONNY B. JOHNSON; EVELYN JEWELL SMITH JOHNSON; AND UNKNOWN TENANT(S), Defendants.

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

Lot 262, OAKMONT PHASE 1, according to the Plat thereof as recorded in Plat Book 148, Page 16, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 5249 Oakbourne Ave, Davenport, FL 33837

at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on December 13, 2024

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE

SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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

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

MANKIN LAW GROUP
 By: /s/ Brandon K Mullis
 BRANDON K. MULLIS, ESQ.
 Attorney for Plaintiff
 E-Mail: Service@MankinLawGroup.com
 2535 Landmark Drive, Suite 212
 Clearwater, FL 33761
 (727) 725-0559
 FBN: 23217
 November 22, 29, 2024 24-01641K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION
CASE NO: 2023CA004790000000
DAVE MURACO, Plaintiff, v. GREGORY WIDRICK, et al, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure dated November 12, 2024, and entered in 2023CA004790000000, of the Circuit Court in and for POLK County Florida, wherein Dave Muraco, is Plaintiff and Gregory Widrick, Nichole Widrick and United States of America, Internal Revenue Service are Defendant(s), the POLK County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on December 17, 2024 at 10:00 AM via on-line at www.polk.realforeclose.com, the following described property:

LOT 49, CHELSEA WOODS AT PROVIDENCE. ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 132 PAGES 3 THROUGH 7, INCLUSIVE, OF THE PUBLIC

RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 521 Chelsea Ave Davenport FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

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

The JD Law Firm
 Attorney for Plaintiff
 P.O. Box 696
 Winter Park, FL 32790
 (407) 864-1403
 Jeff@TheJDLaw.com
 By: /s/ D. Jefferson Davis
 D. Jefferson Davis, Esq.
 Fla. Bar No.: 0073771
 November 22, 29, 2024 24-01614K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO. 2018CA000971000000
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, Plaintiff, vs. WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL., et al.

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated November 12, 2024, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 27TH day of DECEMBER, 2024, the following described property as set forth in the final judgment, to wit:

LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se you moun ki enfim ki bezwen akomodasyon you w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

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.

Dated this 18th day of November, 2024.

active, 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se you moun ki enfim ki bezwen akomodasyon you w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

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.

Dated this 18th day of November, 2024.

VAN NESS LAW FIRM, PLC
 1239 E. Newport Center Drive,
 Suite 110
 Deerfield Beach, Florida 33442
 Ph: (954) 571-2031
 PRIMARY EMAIL:
 Pleadings@vanlawfl.com
 /s/ J. Anthony Van Ness
 J. Anthony Van Ness, Esq.
 Bar Number: 391832
 PHH4842-17/sap
 November 22, 29, 2024 24-01632K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CASE NO: 2023CC001968
BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. COLIN O. PLANT; ZOE PLANT & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated November 15, 2024, and in Case No. 2023CC001968 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., the Plaintiff and COLIN O. PLANT; ZOE PLANT 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 19, 2024, the following described property set forth in the Final Summary Judgment:

Unit 30201, of Bahama Bay Phase 30, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 5169, Page 1306, and amendment adding Phase 30, as recorded in Official Records Book 6239, Page 1872, and recorded in Condominium Plat Book 16, Page 45, all of the Public Records of

Polk, Florida, and any amendments thereto, together with its undivided share in the common elements.

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, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand this 18th 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 22, 29, 2024 24-01626K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CIRCUIT CIVIL DIVISION
CASE NO.:
2024CA000059000000
BARCLAYS MORTGAGE TRUST 2022-RPL1, MORTGAGE-BACKED SECURITIES, SERIES 2022-RPL1, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE Plaintiff(s), vs. LINDA K ROBERTS; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 14, 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 20th 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 18 LESS THE SOUTH 15 FEET AND ALL OF LOTS 19 THRU 20, AND 21, LESS THE NORTH 38.75 FEET OF LOT 21, CORLETT'S SUBDIVISION, AUBURNDALE, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 110 Mckean Street, Auburndale, FL 33823
 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.

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.

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.

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. 24-006217-1
 November 22, 29, 2024 24-01637K

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-000500
JACE LANDING HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
IAN ANDREW HARTZ, et al.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated November 7th, 2024, in Case No.: 2024-CA-000500 of the Circuit Court in and for Polk County, Florida, wherein JACE LANDING HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and IAN ANDREW HARTZ, 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 January 7th, 2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 68, JACE LANDING, according to the plat as recorded in Plat Book 178, Pages 47 and

48, 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: November 19, 2024

By: /s/Rachel Pringle
Rachel Pringle, Esquire
Florida Bar No.: 122088
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
November 22, 29, 2024 24-01631K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CA-005775
WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
GERARDO J. GONZALEZ RIVERA, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in favor of the Plaintiff dated the 9th day of September, 2024, and the Amended Order Granting Plaintiff's Emergency Motion to Reschedule Foreclosure Sale entered the 12th day of November, 2024, in Case No.: 2023-CA-005775, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 a.m. on the 3rd day of January, 2025, the following described property as set forth in the Summary Final Judgment, to wit:

Lot 243, William's Preserve Phase II-B, according to the

map or plat thereof, as recorded in Plat Book 167, Page(s) 48 through 52, inclusive, of the Public Records of Polk County, Florida.

Property Address: 622 Samuel Place, Davenport, FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date the Clerk reports the funds 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) 534-4686, 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.

/s/ Lisa Acharekar
Lisa Acharekar, Esq.
Florida Bar No. 0734721
Martell & Ozim, P.A.
213 S. Dillard St., Suite 210
Winter Garden, FL 34787
(407) 377-0890
Email: lerowley@martellandozim.com
Attorney for Plaintiff
November 22, 29, 2024 24-01606K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
532024CC006462000000
BRIDGECREST CREDIT COMPANY, LLC, AS AGENT AND SERVICER FOR CARVANA LLC,
Plaintiff, v.
RICARDO KENNEDY; ET AL,
Defendant(s).

To the following Defendant(s):
RICARDO KENNEDY
(Last Known Address: 154 VERDI ST, DAVENPORT, FL 33896)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

2018 NISSAN ROGUE WAGON WITH VIN 5N1AT2M-T0JC740509

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is 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.

This notice is provided pursuant to Administrative Order No. 2010-08

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 this 22 day of Oct, 2024.

Default Date: November 28, 2024

STACY M. BUTTERFIELD

As Clerk of the Court
(SEAL) By /s/ Asuncion Nieves

As Deputy Clerk

Ghidotti| Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd.,
Suite 201,
Miami, FL 33161
November 22, 29, 2024 24-01636K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
532024CC004167000000
BRIDGECREST CREDIT COMPANY, LLC, AS AGENT AND SERVICER FOR CARVANA LLC,
Plaintiff, v.
BRIAN CHRISTIAN CORTINAS; NOEL ABIO ALMODOVAR; ET AL,
Defendant(s).

To the following Defendant(s):
NOEL ABIO ALMODOVAR
(Last Known Address: 1501 W COMMERCE AVE LOT 218, HAINES CITY, FL 33844)

YOU ARE NOTIFIED that an action for Replevin based on boundaries established by acquiescence, on the following described property:

2016 INFINITI QX80 WITH VIN JN8AZ2NF5G9612742

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is 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.

This notice is provided pursuant to Administrative Order No. 2010-08

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 this 24 day of Oct, 2024.

Default Date: December 2, 2024

STACY M. BUTTERFIELD

As Clerk of the Court
(SEAL) By /s/ Asuncion Nieves

As Deputy Clerk

Ghidotti| Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
November 22, 29, 2024 24-01635K

SUBSEQUENT INSERTIONS

--- ESTATE / SALES ---

SECOND 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

SECOND 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

SECOND 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 DEWEYER; 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 DEWEYER, 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, Florida, with the following street address: 327 Eaglecrest Drive, Haines City, FL 33844.

Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

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

Dated this 7th day of November, 2024.

/s/ Shay M. Beaudoin
PATRICK H. WILLIS, ESQUIRE
Florida Bar No.: 526665
pwillis@willisoden.com
SHAY M. BEAUDOIN, ESQUIRE
Florida Bar No.: 1024968
sbeaudoin@willisoden.com
WILLIS | ODEN
390 N. Orange Avenue,
Suite 1600
Orlando, FL 32801
Telephone: (407) 903-9939
Attorneys for Plaintiff
113340-0006
November 15, 22, 2024 24-01586K

SECOND 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 SUM-

MARY 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

SECOND INSERTION

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, 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 January 7, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

THAT PART OF LOT 2, BLOCK

FOURTH 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

Kevin 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 FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH 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 of the 10TH Judicial Circuit 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-

CORDED IN CONDOMINIUM PLAT BOOK 16, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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 7th day of November, 2023.

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH,
SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1:
Karissa.Chin-Duncan@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/ Karissa Chin-Duncan, Esq.
Florida Bar No.98472
24-002531-01
(27528.0419) / JSchwartz
November 15, 22, 2024 24-01580K

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

SECOND INSERTION

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

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

OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED 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

-- ACTIONS / SALES --

SECOND 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: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
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

SECOND 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

THIRD 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

Nov. 8, 15, 22, 29, 2024

24-01575K

SECOND 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/ Ascension 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

SECOND INSERTION

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

CASE NO.: 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

SECOND 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

SECOND 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@fjud3.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

SECOND 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

SECOND 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.

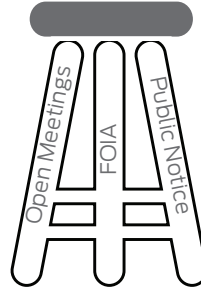
Dated on November 6th, 2024.

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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

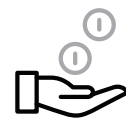


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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.

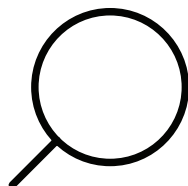


Citizens continue to learn about vital civic matters from newspaper notices.

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

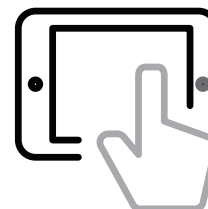
Verifying publication is difficult-to-impossible on the web.

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.



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