\*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\*

NOVEMBER 29 - DECEMBER 5, 2024

## POLK COUNTY LEGAL NOTICES

#### --- ESTATE / SALES / ACTIONS---

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 3858 IN RE ESTATE OF ROBERT ELMER PECK, Deceased

The administration of the Estate of ROBERT ELMER PECK, deceased, whose date of death was on or about August 13, 2024 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

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

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

NOTICE TO CREDITORS

THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN

AND FOR THE COUNTY OF POLK-

STATE OF FLORIDA

PROBATE DIVISION

File No.: 2024-CP-003622

IN RE ESTATE OF

RICHARD A. SUPIRAN,

Deceased.

The administration of the Estate of

RICHARD A. SUPIRAN, deceased,

whose date of death was March 14,

2024 is pending in the Circuit Court

for Polk County, Florida, Probate Di-

vision the address of which is Polk

County Courthouse, 225 N Broadway

Avenue, Bartow, Florida 33830, under

File No.: 2024-CP-003622. The name

and address of the personal represen-

tative and the personal representative's attorney are set forth below. The first

publication of this Notice is on Novem-

other persons having claims or de-

mands against the decedent's es-

tate, on whom a copy of this No-tice is required to be served must

file their claims with this Court, WITHIN THE LATER OF THREE

(3) MONTHS AFTER THE DATE

OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN (30)

All creditors of the decedent and

ber 29, 2024.

is served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

Publication of this Notice first occurred on November 29, 2024 LISA PECK

Personal Representative ROBERT T. MAGILL, ESQUIRE

Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 Email: robert@magill-law.com Attorney for Personal Representative Nov. 29; Dec. 6, 2024 24-01651K

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NO-

All other creditors of the decedent

and other persons having claims or

demands against the decedent's estate, must file their claims with this Court

WITHIN THREE (3) MONTHS AF-

TER THE DATE OF THE FIRST PUB-

LICATION OF THIS NOTICE. ALL

CLAIMS NOT SO FILED WILL BE

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative

c/o Paul J. Bupivi, Esq.

330 S. Pineapple Avenue, Suite 110

Sarasota, Florida 34236

Tel.: (941) 404-6360

Paul J. Bupivi /s/ Paul J. Bupivi, Esq. (FL Bar #94635)

Attorney for the Personal

330 S. Pineapple Avenue,

Sarasota, Florida 34236

Email: paul@bupivilaw.com

Tel.: (941) 404-6360

Nov. 29; Dec. 6, 2024

Representative

Suite 110

DATE OF DEATH IS BARRED.

Dated: November 23, 2024 /s/ Veronica M. Morgan,

TICE ON THEM.

FOREVER BARRED.

#### FIRST INSERTION

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

File No. 53-2024-CP-003759-0000-XX IN RE: ESTATE OF LORNA JEAN EDWARDS-BROWN Deceased.

sonal representative's attorney are set

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 29, 2024.

Personal Representative: Carolyn Jean Alvaro 1351 Oakmont Drive

Winter Haven, Florida 33884 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051

Nov. 29: Dec. 6, 2024

#### FIRST INSERTION

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

> Case No.: 2024CP-000598 Division: PROBATE IN RE: THE ESTATE OF BENJAMIN G. KARNEGIE Deceased.

FLORIDA

The administration of the estate of BENJAMIN G. KARNEGIE, deceased, whose date of death was January 15, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

ALL CLAIMS NOTE FILED WITH-IN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

notice is: November 29, 2024 Vivian Schneider,

SOUTHERN ATLANTIC LAW GROUP, PLLC Stephen H. Bates Esq. Florida Bar No.: 58197 290 1st Street S. Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500 Email Addresses:

Sandy@southernatlanticlaw.com Attorneys for Personal Representative Nov. 29; Dec. 6, 2024

10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY,

CASE NO: 2024-CC-4396 SOLTERRA RESORT HOMEOWNERS ASSOCIATION. INC., a not-for-profit Florida Plaintiff, vs.

MOANA INVESTMENTS LLC AND UNKNOWN TENANT(S), Defendant.

that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

1, according to the Plat thereof as recorded in Plat Book 148, Page(s) 16, of the Public Records of Polk County, Florida, and any subsequent amendments to the

A/K/A 5244 Oakbourne Avenue Davenport, FL 33837

and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for mark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's ator immediately thereafter oth erwise a default will be entered against you for the relief demanded in the Com-

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.

Court on the 18 day of November, 2024. STACY BUTTERFIELD Circuit and County Courts (SEAL) By: Asunción Nieves

MANKIN LAW GROUP, Attorneys for Plaintiff, 2535 Landmark Drive, Suite 212, Clearwater, FL 33761 Default Date: December 25, 2024 Nov. 29; Dec. 6, 2024

#### FIRST INSERTION

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

CASE NO. 2024CA001073000000 LAKEVIEW LOAN SERVICING,

Plaintiff, vs. RICHARD PAGAN RUIZ AND TAMARA ORTIZ CARRION, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated November 4, 2024, and entered in 2024CA001073000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and RICHARD PAGAN RUIZ; TAMARA ORTIZ CARRION; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT: FOUNTAIN PARK HOME-OWNERS ASSOCIATION, INC. 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 19, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 95, FOUNTAIN PARK

PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 167. PAGE(S) 13 THROUGH 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 8581 RIND-GE RD, 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

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;

Dated this 25 day of November, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

if you are hearing or voice impaired,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email:

24-180639 - NaC Nov. 29; Dec. 6, 2024 24-01657K

## FIRST INSERTION

#### NOTICE OF SALE PURSUANT TO **CHAPTER 45**

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2021-CA-001661

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF GREENE STREET FUNDING TRUST. Plaintiff, v.

IRFAN MARTIN IFTIKHAR; et al.; Defendant(s).
NOTICE IS HEREBY GIVEN that pur-

suant to an order Resetting foreclosure Sale entered on November 7, 2024, and entered in Case No. 2021-CA-001661 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF GREENE STREET FUNDING TRUST is Plaintiff and IRFAN MARTIN IF-TIKHAR, is the Defendant. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at www.polk.realforeclose.com, on December 26, 2024 at 10:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK V, CROOKED LAKE PARK, TRACT NUMBER 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 42, PAGE(S) 42, OF THE PUBLIC RECORDS OF POLK COUNTY. FLORIDA.

and commonly known as: 502 CANAL DRIVE, LAKE WALES, FL 33859 (the ANY PERSON CLAIMING AN IN-

TEREST 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. IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of the court on November 21, 2024. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808

Facsimile: (954) 780-5578 By: /s/Tara Rosenfeld Tara Rosenfeld, Esq. Florida Bar No. 59454 fcpleadings@ghidottiberger.comNov. 29; Dec. 6, 2024 24-01643K

## 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-001135 LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION.

Plaintiff, vs.
THOMAS GEBREGERGIS, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 11/15/2024, in Case No.: 2024-CA-001135 of the County Court in and for Polk County, Florida, wherein LAKES

AT LAUREL HIGHLANDS HOME-OWNERS ASSOCIATION, INC., is the Plaintiff and THOMAS GEBREGER-GIS, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best hidder for cash at 10:00 a.m. at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 12/20/2024, the following described property set forth in the Final Judgment of Foreclosure: Lot 107. LAKES AT LAUREL

HIGHLANDS PHASE 1D, according to the plat as recorded in

Plat Book 164, Pages 33 through 36, 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, 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 25, 2024 By: /s/Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549

Nov. 29; Dec. 6, 2024 24-01653K **PUBLISH YOUR** LEGAL NOTICE Email legal@businessobserverfl.com

## FIRST INSERTION NOTICE OF SALE PURSUANT

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

TO CHAPTER 45, FLORIDA

CASE NUMBER: 2020CA-002309 ARONICA THOMAS, as Personal Representative of the ESTATE OF AARON DENMARK, JR, Plaintiff, vs.

LILLIE LANE, RICHARD DENMARK, LOURENE KENDRICK, RODNEY JOHN DANIELS, RANDY WILEY, VIRGINIA SCARLETT, SHIRLEY SMITH, BRENDA YOUNG, and JOYCE SMITH,

Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgement of Partition entered on June 4, 2024, in this cause, in the County of Polk County, Florida, the Polk County Clerk of Court, will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00am on December 30, 2024, the following described property situated in Polk County, Florida:

Lot 5, Block H, MAP OF LOCK-HART'S SUBDIVISION OF TRACTS 1,2,3,15 and 16 of FLORIDA DEVELOPMENT CO'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page 5, Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. A/K/A 1109 Avenue C, Haines

City, Florida 33844 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE MUST FILE A CLAIM WITH THE CLERK NO LAT-ER THAN THE DATE THE CLERK REPORTS THE FUNDS AS UN-CLAIMED.

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

C. MARTIN LAW, P.A. /s/ Chrystal Martin Thornton Chrystal Martin Thornton, Esquire Florida Bar No. 0013717 Post Office Box 2783 Lakeland, Florida 33806 Telephone: (863) 808-1799 Facsimile: (863) 802-1702 Attorney for Plaintiff Designated Service Email Addresses: Primary Email: chrystal@cmartinlawpa.comSecondary Email: legalassistant@cmartinlawpa.com

24-01645K

Nov. 29; Dec. 6, 2024

The administration of the estate of Lorna Jean Edwards-Brown, deceased, whose date of death was September 24, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the per-

All creditors of the decedent and oth-

as described in ss. 732.216-732.228,

E-Mail: mturner@straughnturner.com Secondary E-Mail: ahall@straughnturner.com

24-01648K

and other persons having claims or de-

NOTWITHSTANDING THE TIME

The date of first publication of this

Personal Representative

Stephen@southernatlanticlaw.com

## FIRST INSERTION

#### NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT OF THE

TO: MOANA INVESTMENTS LLC YOU ARE HEREBY NOTIFIED

Lot 130, OAKMONT PHASE

This action has been filed against you

Plaintiff, whose address is 2535 Land-

WITNESS my hand and seal of this Deputy Clerk

POLK COUNTY

#### FIRST INSERTION

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

CASE NO. 2023CA006467000000 LAKEVIEW LOAN SERVICING,

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dat-ed September 04, 2024, and entered in  $2023\mbox{CA006467000000}$  of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF MAX-INE KELLUM, DECEASED: SUSAN KELLUM; BRENDA JEAN KELLUM; ALVIS LILLIAN KELLUM; LARRY KELLUM: MARVIN KELLUM are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best hidder for cash at www.polk.realforeclose.com, at 10:00 AM, on December 20, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 4, MAP OF RESUBDIVISION OF BLOCK 3 OF C.M. MAXWELL'S SUB-DIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGE 49, IN THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2018 CMHM 2018 CMHM INC. MANUFAC-HOMES, TURED HOME BEARING TITLE # 131900980 AND VIN # WHC023912GA, LOCATED

THEREON, Address: 2835 Property FLETCHER AVE, LAKELAND,

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

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,

Dated this 25 day of November, ROBERTSON, ANSCHUTZ SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com22-025548 - MiM

24-01656K

Nov. 29; Dec. 6, 2024

#### --- ESTATE ---

## FIRST INSERTION

NOTICE OF ADMINISTRATION (intestate)
IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 3858 IN RE ESTATE OF ROBERT ELMER PECK, Deceased

The administration of the Estate of ROBERT ELMER PECK, deceased, File Number 2024 CP 3858, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in section 90.5021. Florida Statute, applies with respect to the personal representative and any attorney employed by the personal representa-

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

HOW TO

**PUBLISH YOUR** 

IN THE

BUSINESS OBSERVER

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

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

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

The Personal Representative or 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 732,216-732,228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec.

LISA PECK Personal Representative ROBERT T. MAGILL, ESQUIRE Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 robert@magill-law.com Attorney for Personal Representative Nov. 29: Dec. 6, 2024 24-01650K

#### FIRST INSERTION

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

CASE NO.: 2023CA006016000000

GROUNDFLOOR PROPERTIES NATIONWIDE USA REO LLC; KABASU JOSEPH KALONJI; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT #1 N/K/A TY STEWART: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER

SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 15, 2024 in Civil Case No. 2023CA006016000000, of the Circuit Court of the Judicial Circuit in and for Polk County, Florida, wherein, GROUNDFLOOR PROPERTIES GA LLC is the Plaintiff, and NATION-WIDE USA REO LLC; KABASU JO-SEPH KALONJI: POINCIANA VIL-LAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VIL-LAGES, INC.; UNKNOWN TENANT #1 N/K/A TY STEWART; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacv M. Butterfield, CPA will sell to the highest bidder for cash at www.polk. realforeclose.com on December 20. 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 11, IN BLOCK 3140, OF POINCIANA NEIGHBOR-HOOD 6, VILLAGE 7, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, AT PAGE 29, 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, 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 25th day of November,

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally Signed by Zachary Ullman Date: 2024 11 25 11:57:52 -05'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: . Service Mail@aldridgepite.com

1696-007B

Nov. 29; Dec. 6, 2024 24-01655K

#### FIRST INSERTION

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

CASE NO. 2023CA-005305-0000-00 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES Plaintiff, vs.

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES. ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE BERNEICE FOWLER, DECEASED; HERBERT EUGENE ODEN; WAYNE CURTIS ODEN; TINA ROBIN LETCHWORTH; DARLENE ROXANNE HATCH; APRIL RENEE POLLOCK; UNITED STATES OF AMERICA, ACTING

ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed October 16, 2024 and entered in Case No. 2023CA-005305-0000-00, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein BANK OF NEW YORK MEL-LON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, AS-SIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE BERNEICE FOWLER, DECEASED; HERBERT EUGENE ODEN: WAYNE CURTIS ODEN: TINA ROBIN LETCHWORTH; DAR-LENE ROXANNE HATCH; APRIL RENEE POLLOCK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNIT-ED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELEC-TRONIC SALE AT: WWW.POLK. REALFORECLOSE.COM. at 10:00 A.M., on December 16, 2024, the following described property as set forth

in said Final Judgment, to wit: LOT 10, TIMBERCREEK PHASE 2, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 79, PAGE 8, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH DOUBLEWIDE BILE HOME, ID# SHS1W-GA49822737A, TITLE NO.: 20424039 AND ID# SHS1W-GA4982273B, TITLE NO.: 22338649 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. This notice is provided pursuant to Administrative Order No.1-21.5.

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 20th day of November 2024.

/s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00715 PHH V6.20190626

Nov. 29: Dec. 6, 2024 24-01649K

04-29-2018 (as to Parcel 2), CENTRAL Trustee on behalf of 195 Valencia Land

AGEMENT, LLC, a Florida limited liability company (as to Parcels 4, 5 and 6), POLK COUNTY, a Political Subdivi-

sion of the State of Florida (as to Parcel

a Florida limited liability company, as Trustee on behalf of The Holly Rd. Land TRUSTS #1628 U/A/D 12-23-2013 (as to Parcel 1), CENTRAL FLORIDA LAND TRUSTS LLC, a Florida limited liability company, as Trustee on behalf of Elm Land TRUSTS #1506 U/A/D FLORIDA LAND TRUSTS LLC, a Florida limited liability company, as TRUSTS U/D/A 01-25-2013 (as to Parcel 3), CENTRAL FLORIDA LAND TRUSTS LLC, a Florida limited liability company, (as to Parcels 4, 5 and 6), LAKELAND REAL ESTATE MAN-

#### FIRST INSERTION

**NOVEMBER 29 - DECEMBER 5, 2024** 

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.:

53-2024CA-002019-0000-00 SOUTHSTATE BANK. N.A., a national banking association, Plaintiff, vs. CENTRAL FLORIDA LAND TRUSTS LLC, a Florida limited liability company, as Trustee on behalf of The Holly Rd. Land TRUSTS #1628 U/A/D 12-23-2013 (as to Parcel 1), CENTRAL FLORIDA LAND TRUSTS LLC, a Florida limited liability company, as Trustee on behalf of Elm Land TRUSTS #1506 U/A/D 04-29-2018 (as to Parcel 2), CENTRAL FLORIDA LAND TRUSTS LLC, a Florida limited liability company, as Trustee on behalf of 195 Valencia Land TRUSTS U/D/A 01-25-2013 (as to Parcel 3), CENTRAL FLORIDA LAND TRUSTS LLC, a Florida limited liability company, (as to Parcels 4, 5 and 6), LAKELAND REAL ESTATE MANAGEMENT, LLC, a Florida limited liability company (as to Parcels 4, 5 and 6), POLK COUNTY, a Political Subdivision of the State of Florida (as to Parcel 3), JAMES R. LEWMAN, UNKNOWN TENANT 1, UNKNOWN TENANT 2, UNKNOWN TENANT 3, UNKNOWN TENANT 4, UNKNOWN TENANT 5, UNKNOWN TENANT 6, UNKNOWN TENANT

7, UNKNOWN TENANT 8, UNKNOWN TENANT 9, UNKNOWN TENANT 10, UNKNOWN TENANT 11, UNKNOWN TENANT 12, Defendants. Notice is hereby given that pursuant to the summary-default final judgment of foreclosure and reformation of mort-

gage dated November 15, 2024, bearing case number 53-2024CA-002019-0000-00 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SOUTH-STATE BANK, N.A., a national banking association, is Plaintiff, and CEN-TRAL FLORIDA LAND TRUSTS LLC,

3), JAMES R. LEWMAN, UNKNOWN TENANT 1. UNKNOWN TENANT 2. UNKNOWN TENANT 3, UNKNOWN TENANT 4, UNKNOWN TENANT 5, UNKNOWN TENANT 6, UNKNOWN TENANT 7, UNKNOWN TENANT 8, UNKNOWN TENANT 9, UNKNOWN TENANT 10, UNKNOWN TENANT 11, UNKNOWN TENANT 12 are Defendants, I will sell to the highest and best hidder for cash online at www.polk. realforeclose.com at 10:00 a.m. on the 26th day of December, 2024, the following described real property as set forth in said final judgment, to witt:

PARCEL 1: Lots 9 and 10, Block 7, AZALEA PARK, a subdivision according to the plat thereof recorded in Plat Book 35, Page 19 of the Public Records of Polk County, Florida.

PARCEL 2: Lot 11, Block 7, AZALEA PARK, a subdivision according to the plat thereof recorded in Plat Book 35, Page 19, of the Public Records of Polk County, Florida.

PARCEL 3: Lots 12 and 13, Block 7, AZALEA PARK, a sub-division according to the plat thereof recorded in Plat Book 35, Page 19, of the Public Records of Polk County, Florida.

PARCEL 4: Lot 11, Block 16, SHORE ACRES, a subdivision according to the plat thereof recorded in Plat Book 7, Page 15 of the Public Records of Polk

County, Florida. PARCEL 5: The West 37 feet of Lot 17 and the East 35 feet of Lot 18, Block 7, SHORE ACRES, a subdivision according to the plat thereof recorded in Plat Book 7. Page 15, of the Public Records of

Polk County, Florida. PARCEL 6: Lot 23, Block E, WOODLAND ESTATES, a subdivision according to the plat thereof recorded in Plat Book 39. Page 29, of the Public Records of

Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 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 North Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or, immediately upon receiving this notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Submitted by: Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Nov. 29; Dec. 6, 2024 24-01647K

## FIRST INSERTION

Notice of Foreclosure Sale IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO.: 2023-CA- 006351000000 JUDGE: REINALDO OJEDA LIEN & MEAN, LLC, a Florida limited liability company Plaintiff, v. GARRETT RICHARD PETIT, UNKNOWN SPOUSE OF GARRETT RICHARD PETIT AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 7, 2024 and entered in Case No. 2023CA006351000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, whereby LIEN & MEAN, LLC, a Florida limited liability company, is the Plain-tiff and GARRETT RICHARD PETIT, UNKNOWN SPOUSE OF GARRETT RICHARD PETIT, AND UNKNOWN TENANT(S) IN POSSESSION are the Defendants. 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 a.m. on January 7, 2025 the following described property as set forth in the Final Judgment of Foreclosure, to wit:

Parcel ID: 22-26-15-000000-013110

THE WEST ½ OF THE EAST ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ BEING TRACT 60 OF UNRECORDED RANCHO BONITO, SECTION 15, TOWNSHIP 26 SOUTH, RANGE 22 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH all the improvements now or hereafter

erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. Parcel ID: 22-26-15-000000THE EAST ½ OF THE EAST ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF NORTHWEST 1/4 OF THE NORTHEAST ¼ AND THE EAST ½ OF THE EAST ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ½ OF THE NORTHEAST 1/4 BEING TRACTS 61 AND 79 OF UNRE-CORDED RANCHO BONITO SECTION 15, TOWNSHIP 26 SOUTH, RANGE 22 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part

of the property.
ANY PERSON CLAIMING AN IN-TEREST 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

AMERICAN WITH DISABILITIES NOTICE

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, at least 7 days before your scheduled court appearance or upon receipt of the notification); if you are hearing or voice impaired, call

Dated on November 14, 2024. /s/ Rene S. Griffith RENE S. GRIFFITH Florida Bar No. 0041208 Attorney for Plaintiff 4260 S.E. Federal Highway Stuart, Florida 34997 Telephone (772) 546-4101 reneg@beamanbuyland.com



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e-mail legal@businessobserverfl.com

--- SALES ---

#### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

DIVISION
CASE NO. 2024CA000952
SADDLEBAG LAKE OWNERS
ASSOCIATION, INC., A
FLORIDA NOT FOR PROFIT
CORPORATION,
PLAINTIFF, V.
KIMBERLY A. OBERG, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 8, 2024, and entered in Case No. 2024CA000952 in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein SADDLEBAG LAKE OWNERS ASSOCIATION, INC. is Plaintiff, and KIMBERLY A. OBERG is the Defendant, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash:

www.polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 7th day of January, 2025 the following described property as set forth in said Final Judgment, to wit:

Lot 1, Block 56, SADDLEBAG LAKE RESORT, Unit 3, a recreational vehicle community as per Plat Book 64, Page 4, Public Records of Polk County, Florida, LESS AND EXCEPT the following described property: Begin at the Northerly corner of said Lot 1 and rıın South 44' 48' 27" East along the Northeasterly line of said Lot 1 for 8 feet, thence run South  $56^{\circ}$ 11'46" West for 41.91 feet to the Northwesterly line of said Lot 1, thence run North 45'11'33" East along said Northwesterly line of Lot 1 for 41.14 feet to the point of beginning.

AND

That portion of Lot 2, Block 56, SADDLEBAG LAKE RESORT, Unit 3, a recreational vehicle com-

munity, as per Plat Book 64, Page 4, Public Records of Polk County, Florida, described as follows: Begin at the Southerly corner of said Lot 2 and run North 44'48'27" West along the Southwesterly line of said Lot 2 for 9.5 feet, thence run North 56° 11'46" East for 49.78 feet to the Southeasterly line of said Lot 2, thence run South 45°11'33" West along said Southeasterly line of Lot 2 for 48.86 feet to the point of Beginning.

Together with that certain 1974 COA mobile Home, VIN NUMBER 241117791; TITLE NUMBER: 17883756 situated thereon.

A/K/A: 94 Silversides, Unit 1,

Lake Wales, FL 33853
A 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. BECKER & POLIAKOFF, P.A.

Attorneys for Plaintiff
1 East Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email: cofoservicemail@beckerlawyers.com
BY: /s/ Carolyn Meadows
Carolyn C. Meadows
Florida Bar #9288
25782216v.1 S30656/417123
Nov. 29; Dec. 6, 2024
24-01654K

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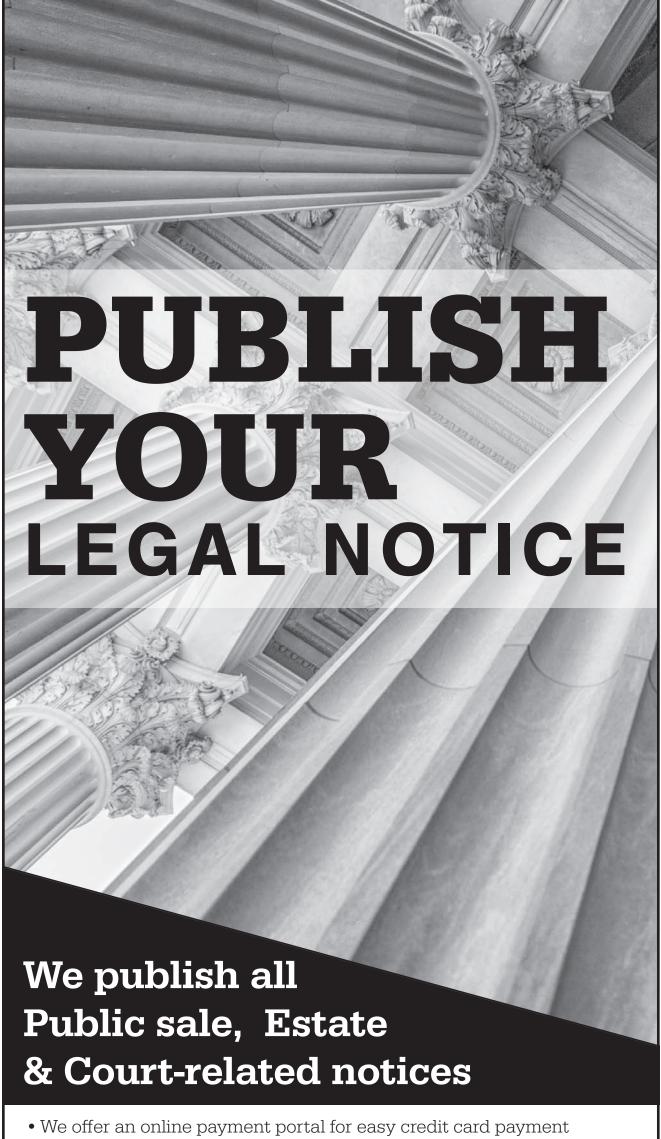


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## SUBSEQUENT INSERTIONS

POLK COUNTY

### --- ESTATE / SALES / ACTIONS---

#### SECOND 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,

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

November 22, 29, 2024 24-01606K

Winter Garden, FL 34787 (407) 377-0890 Email: lcrowley@martellandozim.com Attorney for Plaintiff

#### SECOND 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

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 Da-

vid 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 Broad-

way Avenue, Bartow, FL 33830. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.
All creditors of the decedent and oth-

er 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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

NOTICE.

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 PROCEED-ING, 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) WORK-ING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IM-PAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711.

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

DATED: November 19, 2024

November 22, 29, 2024 24-01631K

#### SECOND INSERTION

FOURTH INSERTION NOTICE TO CREDITORS NOTICE OF ACTION IN THE CIRCUIT COURT FOR

Specify Action: Constructive Service - Lawsuit Breach of Contract IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

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.

Case No.: 2024-CC-004921

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.

SECOND INSERTION

Dated: October 25, 2024

CLERK OF THE CIRCUIT COURT STACY M. BUTTERFIELD

## Nov. 8, 15, 22, 29, 2024

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 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 SER-VICE OF A COPY OF THIS NOTICE

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

ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

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

The date of first publication of this Notice is November 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. Gurian STEVEN E. GURIAN, 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@EasvEstateProbate.com Florida Bar No. 101511

November 22, 29, 2024 24-01621K

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

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, 29, 2024 24-01616K

## SECOND 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

urrent residence unknown b 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,

LOT 17, BLOCK 840, POIN-CIANA 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 entlited, 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

## SECOND 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 Konopinki 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 Cout, Polk County, Probate Division, 255 W. Church Street, Bartow, FL 33830. The names and addresses of the personal representative and the per-

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

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

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

Floral 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, 29, 2024 24-01608K

#### SECOND 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, 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 WAG-ON 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 Biscavne Blvd., Miami, FL 33161 November 22, 29, 2024 24-01636K

## SECOND 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 COM-MERCE AVE LOT 218, HAINES CITY, YOU ARE NOTIFIED that an ac-

tion 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

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 dece-

dent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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, 29, 2024 24-01622K

#### --- SALES ---

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

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

NOTICE OF SALE IS HEREBY GIV-

EN 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 Ju-

dicial Circuit, in and for Polk County,

Florida, wherein DATA MORTGAGE,

INC. DBA ESSEX MORTGAGE is

Plaintiff, and KEVIN N. MARTIN

SINCLAIR, KATIA C. MARTIN SIN-

CLAIR. MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

AS NOMINEE FOR SI MORTGAGE

COMPANY, SECRETARY OF THE

U.S. DEPARTMENT OF HOUSING

AND URBAN DEVELOPMENT, AS-

SOCIATION OF POINCIANA VIL-

LAGES, INC. and POINCIANA VIL-

LAGE SEVEN ASSOCIATION, INC

are Defendants, the Office of Stacv 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 Administra-

tive Order No. 3-15.16. the following

described property as set forth in said

NOTICE OF SALE UNDER F.S.

CHAPTER 45

IN THE COUNTY COURT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO: 2023CC001968

BAHAMA BAY CONDOMINIUM

COLIN O. PLANT; ZOE PLANT &

ANY UNKNOWN PERSON(S) IN

Notice is given that under a Final Sum-

mary Judgment dated November 15,

2024, and in Case No. 2023CC001968

of the Circuit Court of the Tenth Ju-

dicial Circuit in and for Polk County,

Florida, in which BAHAMA BAY CON-

DOMINIUM 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 de-

scribed property set forth in the Final

Unit 30201, of Bahama Bay

Phase 30, a Condominium, ac-

cording 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 Con-

dominium Plat Book 16, Page

45, all of the Public Records of

Summary Judgment:

ASSOCIATION, INC., a Florida

Not-For-Profit Corporation,

Plaintiff, v.

POSSESSION,

Defendants.

Final Judgment, to wit:

DATA MORTGAGE, INC. DBA

KEVIN N. MARTIN SINCLAIR,

ESSEX MORTGAGE,

Plaintiff, vs.

Defendants.

et al..

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

LOT 2, LAKEVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 50, PAGE(S) 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS ROAD RIGHT

CLE, FROSTPROOF, FL 33843and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

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@fljud13.org.

DATED November 14, 2024. November 22, 29, 2024 24-01609K

LOT 15, BLOCK 3139, POIN-

6, VILLAGE 7, ACCORD-ING 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,

together with all existing or subse-

quently erected or affixed buildings,

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.

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 Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow. 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

SOKOLOF REMTULLA, LLP

Greenacres, FL 33467

Counsel for Plaintiff

elements.

days after the sale.

November 2024.

SECOND INSERTION

Telephone: 561-507-5252 /

Facsimile: 561-342-4842

6801 Lake Worth Road, Suite 100E

E-mail: pleadings@sokrem.com

November 22, 29, 2024 24-01615K

Polk, Florida, and any amend-

ments thereto, together with its

undivided share in the common

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

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 Admin-

istrator, (863) 534-4686, at least 7 days

before your scheduled court appearance

or immediately upon receiving this no-

tification 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

WITNESS my hand this 18th day of

WONSETLER & WEBNER, P.A.

(P) 407-770-0846 (F) 407-770-0843

November 22, 29, 2024 24-01626K

717 North Magnolia Avenue

Primary E-Mail for service:

Pleadings@kwpalaw.com

By: /s/ Sarah E. Webner

Sarah E. Webner, Esq.

Florida Bar No. 92751

Orlando, FL 32803

Secondary E-Mail:

office@kwpalaw.com

Attorney for Plaintiff

Dated this 14th day of November

By: /s/ Benjamin D. Ladouceur

Benjamin D. Ladouceur, Esq.

Sokolof Remtulla, LLP

Florida Bar No.: 73863

impaired, call 711.

If you are a person with a disability

KISSIMMEE, FL 34759

improvements and fixtures.

NEIGHBORHOOD

#### SECOND INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO: 2024CA000693000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST 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, WILMINGTON SAVINGS FUND SO-CIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B is the Plaintiff, and CHRISTOPHER FRANKLIN, CITY OF LAKELAND, A FLORIDA MUNICIPAL CORPO-RATION, ROBERT W. BARFIELD, D/B/A PEST STOP PEST MANAGE-MENT, INC. and UNKNOWN TEN-ANT #1 N/K/A BETTINA DIXON are the Defendants.

The Clerk of the Court, STACY BUT-TERFIELD, 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 IN-TEREST 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

Dated: This 15th day of November,

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

www.polk.realforeclose.com, in nal Judgment of Foreclosure:

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA

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

53-2024CC-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 Clerkof Court will sell to the highest and best bidder for cash at 10:00 a.m., at https:// cordance with Section 45.031, Florida Statutes, on 12/19/2024, the following bdescribed property set forth in the Fi52, 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 teh clerk reports the surplus as unclaimed.

IF YOU ARE A PERSON WITH

A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, 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 APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED 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

#### SECOND INSERTION

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

CIVIL DIVISION CASE NO: 2023CA004790000000 DAVE MURACO, Plaintiff, v.

GREGORY WIDRICK, et al, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Fore-closure 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 fol-

lowing described property:

LOT 49, CHELSEA WOODS

AT PROVIDENCE. ACCORD-ING 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

## SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2018CA000971000000 IIS BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-

Plaintiff, vs. WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL.;,

et al. Defendants

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 CORPORA-TION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSH-KA 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 RE-CORDED 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 con-

tact the Office of the Court Administrative, 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.

November 22, 29, 2024 24-01614K

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 the Office of the Court Administrative, 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 discapacitación del oído o

Si ou se yon moun ki enfim ki bezwen

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

Dated this 18th day of November,

VAN NESS LAW FIRM PLC 1239 E. Newport Center Drive,

Deerfield Beach, Florida 33442 Pleadings@vanlawfl.com /s/ J. Anthony Van Ness

de la voz, llame al 711.

akomodasyon pou 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 Administrative, 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 konvokasvon 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.

unclaimed

Ph: (954) 571-2031 PRIMARY EMAIL:

J. Anthony Van Ness, Esq. Bar Number: 391832 PHH4842-17/sap November 22, 29, 2024 24-01632K

## SECOND INSERTION

BY, THROUGH AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS,

Defendant(s).
NOTICE OF SALE IS HEREBY GIV-EN 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 PIN-ION AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDI-TORS, 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.

OF WAY FOR CR 630. ADDRESS: 2 TUBMAN CIR-

/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

SECOND INSERTION

## SECOND 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 de-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, Dav-

enport, 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 PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

MENT.
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 ENTI-

TLED 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

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

BARCLAYS MORTGAGE BARCLAYS MORTGAGE TRUST 2022-RPL1, MORTGAGE-BACKED SECURITIES, SERIES 2022-RPL1, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE Plaintiff(s), vs.

Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment 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, 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 email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

AMERICANS WITH DISABILI-TIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU. TO THE PROVI-SION 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 APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-III ED APPEARANCE IS I ESS THAN 7 DAYS: IF YOU ARE HEARING OR

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) TDP File No. 24-006217-1

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE

LINDA K ROBERTS; et al.,

of Foreclosure entered on November

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

VOICE IMPAIRED, CALL 711.

attorney@padgettlawgroup.com Attorney for Plaintiff November 22, 29, 2024 24-01637K

## SECOND INSERTION

CIRCUIT CIVIL DIVISION CASE NO.: 2024CA000059000000

## --- ESTATE / SALES / ACTIONS---

POLK COUNTY

#### THIRD 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. Stacev 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 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

plaint or petition.

## SECOND 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

1/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, telephone 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 Com-

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

## SECOND INSERTION

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

FLORIDA PROBATE DIVISION File No.: 24CP-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 SER-VICE OF A COPY OF THIS NOTICE

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 22nd day of Novem-

Signed on this 19th day of November,

Personal Representative: Louisa A. Goodyer 2254 Cypress Cross Loop Lakeland, FL 33810

Attorney for Personal Representative: Michael A. Johnson Florida Bar #: 0474258 P.O. Box 1397 Lakeland, FL 33802-1397 Telephone: (863) 688-0741 Fax#: (863) 688-0472 Primary email: majlaw@tampabay.rr.com November 22, 29, 2024 24-01633K SECOND 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 oth-

er 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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: mturner@straughnturner.com Secondary E-Mail:

ahall@straughnturner.com November 22, 29, 2024 24-01628K

#### SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION 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 repre-

sentative'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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 SECOND 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 oth-

er 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 WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 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

charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com November 22, 29, 2024 24-01618K

#### SECOND INSERTION

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

File No.: 2024-CP-000579 Division: Probate IN RE: ESTATE OF JOSEPH G. VALENTE Deceased.

The administration of the estate of Joseph G. Valente, deceased, whose date of death was February 13, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. N. Broadway Avenue, Bartow, Florida 33830, file number 2024-CP-000579. 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM. The personal representa-tive 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 SEC-TION 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

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

Personal Representative: Nanae Valente 258 Lynhurst Drive Auburndale, Florida 33823

Attorney for Personal Representative: SOUTHERN ATLANTIC LAW GROUP, PLLC Stephen H. Bates Esq. Florida Bar No.: 58197 290 1st Street S. Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500 Email Addresses: Stephen@southernatlanticlaw.com Sandy@southernatlanticlaw.com pleadings@southernatlanticlaw.com Attorneys for Personal Representative

## 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. 53-2022-CA-003252 WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2003-FFH1 ASSET BACKED CERTIFICATES, SERIES 2003-FFH1. Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY W. HAMRICK, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 15, 2024, and entered in 53-2022-CA-003252 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein WELLS FARGO BANK, N.A. SUCCES-SOR BY MERGER TO WELLS FAR-GO BANK MINNESOTA, NATIONAL ASSOCIATION AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2003-FFH1 ASSET BACKED CERTIFICATES, SERIES 2003-FFH1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY W. HAMRICK, DECEASED; DAVID HAMRICK; SARAH ELIZABETH HAMRICK; ANNA MARIA SULLIVAN A/K/A ANNA MARIA HAMRICK; RACHEL REBECCA GRADY A/K/A RACHEL REBECCA HATFIELD A/K/A RA-CHEL REBECCA HAMRICK; CEN-TERSTATE BANK, N.A. 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 16, 2024, the following described property as set forth in said Final Judgment, to wit:

November 22, 29, 2024 24-01617K

LOT 10, BLOCK 2, HIGHWAY ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 324 N 13TH ST, HAINES CITY, FL 33844

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT AMERICANS WITH DISABILI-TIES 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. By:  $\S\$ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

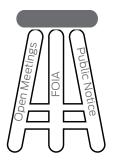
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-060155 - NaP November 22, 29, 2024 24-01605K



# 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







vs



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

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Independence



Verifiability



**Archivability** 

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



## **Types Of Public Notices**

## Citizen Participation Notices

Government Meetings and Hearings

Summaries

Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Land and Water Use

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes

Tax Districts

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

## 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 highspeed 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.





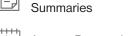
# **vpes Of Public Notices**

Government Meetings and Hearings

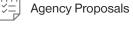
Land and 



Proposed Budgets and

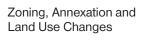


Creation of Special Tax Districts



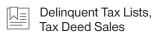
Tax Rates

School District Reports

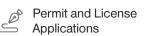


## **Commercial Notices**









## **Court Notices**

Mortgage Foreclosures

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