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

DECEMBER 6 - DECEMBER 12, 2024

# POLK COUNTY LEGAL NOTICES

### --- PUBLIC SALES / ESTATE ---

### FIRST INSERTION

### Notice of Sale

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

Sale date December 27th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

40184 2017 Chrysler VIN#: 2C4RC-1GG2HR762769 Lienor: Posner Park Chrysler Dodge Jeep Ram Fiat 42650 US Hwy 27 Davenport 863-438-3333 Lien Amt \$2,973.38 40185 2014 Jeep VIN#: 1C4RJF-

BG2EC111625 Lienor: Posner Park Chrysler Dodge Jeep Ram Fiat 42650 US Hwy 27 Davenport 863-438-3333 Lien Amt \$822.58

December 6, 2024 24-01668K

### FIRST INSERTION

ADVERTISEMENT OF NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Monday the 23rd day of December, 2024 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2008 Olive St, Lakeland, FL. 33815. Schramm, Don Bird Cage, Furniture, Tools, Boxes, Tool Boxes, Clothes, Workout Equipment Sale is subject to cancellation in the event of settlement between owner and obligated party.

December 6, 13, 2024 24-01669K

### FIRST INSERTION

ADVERTISEMENT OF NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Monday the 23rd day of December, 2024 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Warnwood, Payne Trash, Bags, Mini Fridge, Boxes; Gibsonwilliams, Ambrosia m. Boxes, Totes, Furniture, Clothes, Misc; Southall jr, Henry F. Boxes, Motor Scooter, Clothes, Bags, Beds, Electronics, Furniture, Misc; Napoles, Shavon TV, Books, Ironing Board, Boxes, Bags, Misc; Carroll, Alyssa Compressors, Electronis, Boxes, Totes, Golf Clubs: Haller, Nakita Boxes, Furniture, Toys, Suitcases, Electronics, Totes, Misc; Davis, Christopher C. Bags, Bed. Clothes. Totes, Compressor, Misc; Brown, Herbert Mower, Totes, Boxes, Toys, Diaper Box, Misc Sale is subject to cancellation in the event of settlement between owner and obligated party. December 6, 13, 2024

# FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1997 WEST mobile home bearing Vehicle Identification Number GAFLT75A28738WT21, and all personal items located inside the mobile home. Last Tenant: William Rivera-Colon and Omicron Lopez Long. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida

33815, 863-688-3228. 24-01680K December 6, 13, 2024

# FIRST INSERTION

### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Kesha Fogle will engage in business under the fictitious name CHANGING FABRICS, with a physical address 3238 Emanuel Drive Lake Wales, FL 33898, with a mailing address P.O Box 4048 Lake Wales, FL 33859, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

December 6, 2024

### FIRST INSERTION

### Notice of Regular Meeting Date Change of the Board of Supervisors of Highland Meadows II Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the Highland Meadows II Community Development District (the "District") will conduct its Regular Meeting on Tuesday, December 17, 2024, at 4:30 p.m. at the Shamrock First Baptist Church, located at 2661 Marshall Rd., Haines City, FL 33844. The meeting scheduled for Tuesday, December 10, 2024, is hereby canceled.

Copies of the agenda will be available by emailing the District Manager at larry@ breezehome.com, as well as on the CDD website, at www.highlandmeadows2cdd.com. The District Manager's office can be reached telephonically at (813) 565-4663. The meeting is open to the public and will be conducted in accordance with the

provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. Pursuant to provisions of the Americans with Disabilities Act, any person requir-

ing special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Man-

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

District Manager {00108480.DOCX/}

24-01679K

### FIRST INSERTION

### LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF

SUPERVISORS' MEETING The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, December 18, 2024, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2024CP0037680000XX

### Florida Bar No. 144663 IN RE: ESTATE OF EMOGENE R. OVERCAST Deceased.

The administration of the estate of EMOGENE R. OVERCAST, deceased, whose date of death was September 14, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is DECEMBER 6, 2024.

### Personal Representative /s/ Laura J. Norris Name: LAURA J. NORRIS

Address: PO BOX 4118, Plant City, FL 33563 Attorney for Personal Representative /s/ Charles White Charles S. White, Esq., of CHARLES S. WHITE, P.A. Florida Bar No. 144663 110 E. Reynolds St., Ste. 900 Plant City, Florida 33563 Tel. 813-752-6155 Fax. 813-754-1758 Email: cswatty@aol.com December 6, 13, 2024 24-01678K

### participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District

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

District Manager December 6, 2024

# 24-01672K FIRST INSERTION

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

PROBATE DIVISION Case No.: 2024CP003847 IN RE: ESTATE OF ESTATE OF LOUIS J. HAZZARD Deceased.

The administration of the estate of LOUIS J. HAZZARD, deceased, whose date of death was July 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's

attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AF-TER THE TIME OF FIRST PUB-LICATION 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

ALL CLAIMS NOT FILED WITHIN 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.

The date of first publication of this Notice: December 6, 2024.

### Personal Representative ANGELETA HAZZARD 609 SE 2nd Street

Mulberry, FL 33860 Attorney for Personal Representative JULIE LANDRIGAN BALL, ESQ. Florida Bar No.: 0768731 Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com December 6, 13, 2024 24-01687K

### FIRST INSERTION

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Monday the 23rd day of December, 2024 at 4:00 PM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Blalock, Royce Boxes, Chairs, Fishing Rods, Grill, Tools, Tackle Box, Misc; Baisden, Athena Boxes, Totes, Electronics, Suitcases, Microwave, Clothes, Misc; Tubbs, Javonte Furniture, Bags, Funko Pop, Boxes Sale is subject to cancellation in the event of settlement between owner and obligated party. December 6, 13, 2024

## FIRST INSERTION

### NOTICE OF PUBLIC SALE Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1998 SPRI mobile home bearing Vehicle Identification Numbers N88556A and N88556B and all personal items located inside the mobile home. Last Tenant: Barbara Mae Smith and Jennifer M. Chojnacki. Sale to be held at: The

Auburndale, Florida 33823, 863-667-December 6, 13, 2024 24-01691K

Hamptons, 1094 Highway 92 West,

### FIRST INSERTION

### NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

### File No. 2024 CP 004034 IN RE: ESTATE OF PHILIP CLAYTON TILLOTSON

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Philip Clayton Tillotson, deceased, File Number 2024 CP 004034, by the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830-3912; that the decedent's date of death was October 6, 2024; that the total value of the estate is \$30,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Vicki Lynn Tillotson 4528 Riverbrook Lane Indianapolis, IN 46254 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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,

The date of first publication of this Notice is December 6, 2024.

### **Person Giving Notice:** Vicki Lynn Tillotson 4528 Riverbrook Lane

Indianapolis, Indiana 46254 Attorney for Person Giving Notice Patrick L. Smith Florida Bar Number: 27044 179 N US Hwy 27,Suite F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail:

 $\stackrel{\cdot}{becky} @ \stackrel{\cdot}{attorney} patricks mith.com$ 

December 6, 13, 2024

### FIRST INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY,

### FLORIDA PROBATE DIVISION File No. 532024CP0039590000XX IN RE: ESTATE OF MARSHA CHERYL DUPLESSIS,

Deceased. The administration of the estate of MARSHA CHERYL DUPLESSIS, Deceased, whose date of death was July 8, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 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 December 6, 2024.

### KIMBERLEY ANN DUPLESSIS-RAMIREZ. Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawvers.com December 6, 13, 2024 24-01676K

# FIRST INSERTION

### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA

STATUTES

NOTICE IS HEREBY GIVEN that Kesha Fogle will engage in business under the fictitious name BE ENGAGED, with a physical address 3238 Emanuel Drive Lake Wales, FL 33898, with a mailing address P.O Box 4048 Lake Wales, FL 33859, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

December 6, 2024 24-01682K

# **PUBLISH YOUR LEGAL NOTICE**

# Call **941-906-9386** and select the appropriate County name from the menu option

legal@businessobserverfl.com



### FIRST INSERTION

### NOTICE OF PUBLIC SALE

Notice is hereby given that 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1992 FLEE mobile home bearing Vehicle Identification Numbers FLFLN70A19850C5 and FLFLN70B19850C5 and all personal items located inside the mobile home. Last Tenant: Helen A. Micheli a/k/a Helen A. Michel and Christine M. Post. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida

December 6, 13, 2024 24-01692K

33823, 863-667-0275

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3633 **Division Probate** IN RE: ESTATE OF THERESA CARROLL MAXWELL

Deceased.

The administration of the estate of Theresa Carroll Maxwell, deceased, whose date of death was August 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker St., Room 240, Lakeland, FL 33801-1929. 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 December 6, 2024. Personal Representative:

### Megan L. Smith 9022 Bamboo Circle belle, Florida 33935

Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com December 6, 13, 2024



# What is a public

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being > securely archived and verified by authenticity.

POLK COUNTY

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10th JUDICAL CIRCUIT, IN AND FOR POLK, FLORIDA.

CASE No. 2024CA003976000000 CARRINGTON MORTGAGE SERVICES LLC. Plaintiff vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BETTY J. GRAHAM AKA BETTY JEAN GRAHAM, DECEASED, et al., Defendants

UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BETTY J. GRAHAM AKA BETTY JEAN GRAHAM, DECEASED 1320 POLK ST

BARTOW, FL 33830

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

MAP OF A.T. MANN'S AD-DITION TO BARTOW, PLAT BOOK 1, PAGE 17, BLOCK 8, LOT 2, AS RECORDED IN 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before January 1, 2025, otherwise a default and a judgment may be entered against you for the relief demanded in the

Complaint. If you are a person with a disability who needs any accommodation in order to participate in this 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 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS MY HAND AND SEAL OF SAID COURT on this 25 day of No-Stacv M Butterfield

As Clerk of said Court

By:/s/Ascuncion Nieves As Deputy Clerk Prepared by: Greenspoon Marder, LLP (954) 491-1120: gmforeclosure@gmlaw.com Default Department, Attorneys for Plaintiff,

Trade Centre South, Suite 700,

100 West Cypress Creek Road,

Fort Lauderdale, FL 33309

(24-002020-01) December 6, 13, 2024 24-01683K

# FIRST INSERTION

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

CASE NUMBER: 2024-CA-002919 SOUTHERN GRAPHIC DESIGNS, INC., a Florida for-profit corporation Plaintiff, v.

SUK B. LIM **Defendant.** TO: SUK B. LIM 30 BRYSON LANDING SW LILBURN GA 30047

YOU ARE NOTIFIED that an action to QUIET TITLE TO REAL PROP-ERTY on the following residential real property in, Florida:

Lot 5, in Block 8, L.N. PIPKINS ADDITION TO MULBERRY, according to the map or plat thereof, recorded in Plat Book 1, Page 73, Public Records of Polk County, Florida.

Parcel id. 23-30-01-144-110-008050

Property Address: 1st AVENUE

NE, MULBERRY, FL 33860 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on the plaintiff's attorney, whose name and address are:

Berry J. Walker, Jr., Esquire Florida Bar No. 0742960 Walker & Tudhope, P.A. 225 South Westmonte Drive, Suite 2040 Altamonte Springs, FL 32714 Phone: 407-478-1866 Fax: 407-478-1865 E-Mail Address: berryw@walker and tudhope.comAlt. E-Mail:

suzzette@walker and tude hope.comon or before January 1, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on Nov. 25, 2024. Stacy M. Butterfield, as Clerk of the Court By:/s/Ascuncion Nieves As Deputy Clerk

Berry J. Walker, Jr., Esquire Florida Bar No. 0742960 Walker & Tudhope, P.A. 225 South Westmonte Drive, Suite 2040 Altamonte Springs, FL 32714 Phone: 407-478-1866 Fax: 407-478-1865 E-Mail Address: berryw@walkerandtudhope.com Secondary E-Mail: suzzette@walkerandtudhope.com Dec. 6, 13, 20, 27, 2024 24-01685K

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA000708000000

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, Plaintiff, VS. LATONYA HADLEY A/K/A L. HADLEY; JERODD FAIN; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; OAKMONT RESORT OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 20, 2024 in Civil Case No. 2024CA000708000000, of the Cir-

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.: 2024CA000659000000

NOTICE OF SALE PURSUANT TO

CHAPTER 45 IS HEREBY GIVEN

that, pursuant to the Final Judgment

of Mortgage Foreclosure dated July 19,

2024 and an Order Granting Plain-

tiff's Motion to Reset Foreclosure Sale

dated November 19, 2024, issued in

and for Polk County, Florida, in Case

No. 2024CA000659000000, wherein

U.S. BANK TRUST NATIONAL AS-

SOCIATION, NOT IN ITS INDIVID-

UAL CAPACITY BUT SOLELY AS

OWNER TRUSTEE FOR VRMTG AS-

SET TRUST is the Plaintiff, and DAN-

IEL M. BLAKE, BECKY S. BLAKE

U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

ASSOCIATION, NOT IN ITS

FOR VRMTG ASSET TRUST,

Plaintiff, v. DANIEL M. BLAKE, et al.,

Defendants.

cuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, CARDINAL FINANCIAL COMPANY, LIMITED PARTNER-SHIP is the Plaintiff, and LATONYA HADLEY A/K/A L. HADLEY; JE-RODD FAIN; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; OAKMONT RESORT OWN-ERS ASSOCIATION, INC.; 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 UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. But-

terfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on December 16, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, SOLTERRA PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 156, PAGE 13, 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 or-der 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 27th day of November, 2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2024.11.27 11:00:53-05'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1100-950B

24-01673K

December 6, 13, 2024

# FIRST INSERTION

and TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 20, 2024, at electronic sale beginning at 10:00 AM, at www. polk.realforeclose.com the followingdescribed real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 8, BILTMORE SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 11 AND 12. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1014 Biltmore Drive, Winter Haven, FL

33880 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 711.

Dated: This 26th 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  $\hbox{E-Mail: Matthew@HowardLaw.com}\\$ December 6, 13, 2024 24-01664K

### FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2024-CA-003478000 SERGEI SHARAPOV, AS TRUSTEE OF THE SHARAPOV FAMILY Plaintiff.

DAVID E WILLIAMS, LLC, et al, Defendants.

TO: DAVID E WILLIAMS, LLC; C/O DAVID E. WILLIAMS, R.A. Whose last known residence(s) is/are: 6314 W 10th St. Greely, CO 80634 and/or 7315 W 11th Street, Greeley, CO 80634

TO: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS

Whose last known residence(s) is/are: Unknown YOU ARE HEREBY required to

file your answer or written defensif any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@ dwaldmanlaw.com, within thirty (30) days of the first publication of this

HEREIN BELOW IS SITU-ATED IN THE CITY OF FORT MEADE, COUNTY OF POLK, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTER-SECTION OF THE NORTH-ERLY LINEOF BLOCK I OF DIXIE HIGHWAY HOME-SITES, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE EASTERLY RIGHT-OF- WAY LINE OF U.S. HIGH-WAY NO. 17; THENCE SOUTH AND ALONG SAID RIGHT-OF-WAY LINE 9.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH AND ALOND SAID RIGHT-OF-WAY LINE 116.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 1; THENCE EAST AND ALONG SAID SOUTH LINE OF BLOCK 1 A DISTANCE OF 170.00 FEET; THENCE NORTH 116.00 FEET; THENCE WEST 170.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 17.
PARCEL IDENTIFICATION

NUMBER: 25-32-33-488000-

Notice in The Business Observer or by January 1, 2025, the nature of this proceeding being a suit for foreclosure of mortgage against the follow-

ing described property, to wit: THE LAND REFERRED TO

A/K/A 245 US-17, FORT MEADE, FL 33841

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to, service@dwaldmanlaw.com within thirty (30) days of the first publication of this Notice in the Business Observer, 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,

DATED at Polk County this 25 day of Nov, 2024.

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By /s/ Asuncion Nieves Deputy Clerk

Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162. Largo, FL 33779 telephone (727) 538-4160 facsimile (727) 240-4972 service@dwaldmanlaw.com December 6, 13, 2024 24-01690K

### FIRST INSERTION

LINE OF THE SOUTHEAST

1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-

TANCE OF 442.04 FEET TO

THE SOUTHWEST CORNER

OF THE SOUTHEAST 1/4 OF

THE NORTHWEST 1/4 OF

SAID SECTION 17; THENCE Noo°07'18"W ALONG THE WEST LINE OF THE SOUTH-

EAST 1/4 OF THE NORTHWEST

1/4 OF SAID SECTION 17 AND

ITS NORTHERLY EXTEN-

SION A DISTANCE OF 1,377.34

FEET TO A POINT ON SAID

SOUTHERLY RIGHT-OF-WAY

LINE OF ERNIE CALDWELL

BOULEVARD: RUN THENCE

THE FOLLOWING TWO

(2) COURSES ALONG SAID

WAY LINE: (1) N78°06'01"E A

DISTANCE OF 365.42 FEET;

(2) N75°36'45"E A DISTANCE

OF 142.68 FEET; THENCE

S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE

S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE

RIGHT-OF-

SOUTHERLY

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

CASE NO: 2018-CA-000437

AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v. TTC, INC., a Florida corporation,

CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others, Defendants.

TO DEFENDANTS: Bonnie A. Daniels, Carlos H. Daniels, Charles Eugene Sleeger, Debra M. Cooke, Edmund Baldi Jr, Edwin Jaklitsch, Erma L. Daniels, Keith Watson, Maureen A. Ryan, Oscar Luke, Patricia J. Wheeler, Paul M. Smith, Robert J. Polyak Trustee, Robert L. Rivard, Steve Spratt, Walter Vanallan, William Jaklitsch

YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE

OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-CORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK S32°18'43"W A DISTANCE OF COUNTY, FLORIDA; THENCE 75.82 FEET TO THE POINT OF CONTINUE S00°01'49"W ALONG SAID EAST LINE A BEGINNING. You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A
DISTANCE OF 617.52 FEET P.A., the Plaintiff's attorney, whose ad-FOR A POINT OF BEGINdress is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, NING; THENCE CONTINUE S89°38'54"W A DISTANCE and email address is: svihlen@vbvlaw. OF 265.83 FEET: THENCE com, on or before 12-30-24 and file the S00°01'49"W A DISTANCE OF original with the clerk of this court ei-1,066.41 FEET TO THE SOUTH ther before service on the Plaintiff's at-

> N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification

torney or immediately thereafter, at  $255\,$ 

hearing or voice impaired, call 711. DATED: 11-21-24 Stacy M. Butterfield, CPA Clerk of the Court

if the time before the scheduled ap-

pearance is less than 7 days; if you are

(Seal) By: /s/ Ashley Saunders As Deputy Clerk Sidney L. Vihlen, III, Vihlen & Associates, P.A., the Plaintiff's attorney, 1540 International Parkway, Suite 2000

Lake Mary, Florida 32746 svihlen@vbvlaw.com 24-01675K December 6, 13, 2024

# FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2024CA004335000000

AHMED INVESTMENTS INC., Plaintiff, vs. GLENDA FAYE COLLINS.

deceased and all others claiming by, through and under GLENDA FAYE COLLINS, deceased, Defendant,

TO: GLENDA FAYE COLLINS, deceased and all others claiming by, through and under GLENDA FAYE COLLINS, deceased l/k/a PO Box 1317

Tampa, FL 33601 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:

The West 103 feet of the East 194.0 feet of the North 105.61 feet of the following described lands:

Parcel "D" begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 28 South, Range 24 East, run thence East along the North line thereof a distance of 171.76 feet, run thence South and parallel with the West line of said Southeast 1/4 of the Northwest 1/4 a distance of 785.83 feet to the Point of Beginning for this description. Continue thence South and parallel with the West line of said Southeast 1/4 of the Northwest 1/4 a distance of 253.61 feet, run thence East parallel with the North line of said Southeast 1/4 of the Northwest 1/4 a distance of 328.28 feet to the West line of the East 1/4 of the West 1/2 of said Southeast 1/4 of the Northwest 1/4, run thence North along the West line of said East 1/4 of the West 1/2 a distance of 253.61 feet, run thence West and parallel with the North line of said Southeast 1/4 of the Northwest 1/4 a distance of 328.21 feet to the Point of Beginning.

Together with and subject to a private road easement over the following described land of said Parcel "D": The West 25 feet of the South 148 feet of said Parcel "D", and the North 25 feet of the South 173 feet, less the East 91 feet of said Parcel "D" and the West 15 feet of the East 106 feet of the North 34 feet of the South 148 feet of said Parcel "D". a/k/a 1427 Combee Ln, Lakeland, FL 33801.

Together with a 1976 Piedmont doublewide mobile home, VIN # 0667172834A and VIN # 0667172834AB; Title # 13509366 and Title # 13509368; RP #12444746 and RP 12444748.

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 January 1, 2025 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.

# 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.

DATED this 25 day of November,

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: A. 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 Dec. 6, 13, 20, 27, 2024 24-01665K

**POLK COUNTY** 

### FIRST INSERTION

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

CASE NO: 23-CC-8597 KENSINGTON VIEW HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

Plaintiff, vs.
JENNY RIVERA and ANY
UNKNOWN OCCUPANTS IN
POSSESSION,

Defendants.

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

Lot 91, of KENSINGTON VIEW, according to the Plat thereof, as recorded in Plat Book 166, Page 50-51, of the Public Records of Polk County, Florida. With the following street address: 368 Kensington View Drive, Winter Haven, Florida, 3388.

at public sale, to the highest and best bidder, for cash, at www.polk. realforeclose.com, at 10:00 A.M. on December 30, 2024 Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that 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, 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 2nd day of December, 2024.

STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100

### 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. 2022CA002724000000
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.

Plaintiff, vs. ELIZABETH A. CONTRERAS A/K/A E. AMBER CONTRERAS, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 14, 2024, and entered in 2022CA002724000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ELIZABETH A. CONTRERAS A/K/A E. AMBER CONTRERAS; ARTEMIO MIGUEL CONTRERAS A/K/A ARTEMIO M. CONTRERAS; THE HOUSING FI-NANCE AUTHORITY OF PINEL-LAS COUNTY, FLORIDA 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 26, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 3 AND THE EAST 10 FEET OF LOT 4, BLOCK 21, DUNDEE, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 1, PAGE 86, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

December 6, 13, 2024

Property Address: 506 SHEPA-RD AVE, DUNDEE, FL 33838
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

24-01674K

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

impaired, call 711.

Dated this 3 day of December, 2024.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC

PLIC
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.com
22-019332 - NaC
December 6, 13, 2024
24-01688K

### FIRST INSERTION

--- ESTATE / SALES ---

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-3631
IN RE: ESTATE OF
ROBERT FRANCIS MURDOCK,
VE

Deceased.

The administration of the estate of ROBERT FRANCIS MURDOCK, JR., deceased, whose date of death was June 19, 2024, is pending in the Circuit Court for PolkCounty, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-01, Bartow, FL 33831. The names and addresses of the curator and the curator's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is: December 6, 2024.

### Robert D. Hines Curator

1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq.

Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com

Telephone: 813-265-0100 Email: rhines@hnh-law.co Secondary Email: jrivera@hnh-law.com December 6, 13, 2024

ember 6, 13, 2024 24-01677K

### FIRST INSERTION

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

53-2024-CP-003889-0000-XX IN RE: ESTATE OF VELMA SEAWELL DANIELS Deceased.

The administration of the estate of Velma Seawell Daniels, deceased, whose date of death was October 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 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 SECTION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is December 6, 2024.

### Personal Representative: Eric B. Adamson 252 Magnolia Avenue SW

Winter Haven, FL 33880
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com

24-01686K

December 6, 13, 2024

### FIRST INSERTION

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

53-2024-CP-003862-0000-XX IN RE: ESTATE OF DOROTHY EVELYN STEWART Deceased.

The administration of the estate of Dorothy Evelyn Stewart, deceased, whose date of death was September 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representatives attorney are set forth below.

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

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

All other creditors of the decedent

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

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

NOTWITHSTANDING THE TIME

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 December 6, 2024.

### Personal Representative: Paula J. Schafer

704 Avenue K, SE
Winter Haven, Florida 33880
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:

24-01693K

ahall@straughnturner.com

December 6, 13, 2024

# FICIAL URTHOUS BSITES

• all TE

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH

COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov
POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

# FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT FOR THE

TENTH CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CIVIL DIVISION
Case No.: 24-CA-001324

HHI-NEHB, LLC. THE UNKNOWN HEIRS. DEVISEES, GRANTEES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH UNDER OR AGAINST MATTIE L. MARTELL, DECEASED: TERRELL GLEN TIMMERMAN; JESSICA TIMMERMAN: CITY OF LAKELAND: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1. Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Polk County, Florida, STACY BUTTERFIELD the Clerk of the Circuit Court will sell the property situate in Polk County, Florida, described as:

escribed as:
THE NORTH 48.65 FEET
OF LOTS 1, 2, 3, 4, 5, AND 6,
BLOCK "B", MAP OF GROVE
PARK RESUBDIVISION OF
BLOCKS 58, 59, 64 AND 65
OF GILMORE ADDITION
TO LAKELAND, FLORIDA, A
SUBDIVISION AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 6, PAGE(S) 9, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

Property Address: 522 N. LAKE AVE., LAKELAND, FL 33801 at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com at 10:00 am EST. on December 26, 2024. ANY PERSON CLAIMING AN IN-

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If you are a power with a disability.

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 3rd day of December,

2024.
Jeffrey C. Hakanson, Esquire
For the Court
/s/ Jeffrey C. Hakanson
JEFFREY C. HAKANSON, ESQUIRE
Florida Bar No. 0061328
Primary E-mail:
Jeff@mcintyrefirm.com
Secondary E-mail:
JCHservice@mcintyrefirm.com
McIntyre Thanasides Bringgold Elliott
Grimaldi Guito & Matthews, P.A.
1228 E 7TH ST, Suite 100
Tampa, Florida 33605
813-223-0000 Tel.; 813-899-6069 Fax
Attorneys for Plaintiff

December 6, 13, 2024



**Email your Legal Notice** 

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE





### FIRST INSERTION

### NOTICE OF ACTION Count III IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO .: 53-2024-CA-001659-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs

HANSMANN ET.AL., Defendant (s).

To: JOYCE MARIE NELSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIM-ANTS OF JOYCE MARIE NELSON

ROBERT HENRY NELSON AND ANY AND ALL UNKNOWN HEIRS, DEVI-SEES AND OTHER CLAIMANTS OF ROBERT HENRY NELSON and

all parties claiming interest by, through, under or against Defendant(s) JOYCE MARIE NELSON AND ANY AND ALL UNKNOWN HEIRS. DEVI-SEES AND OTHER CLAIMANTS OF JOYCE MARIE NELSON and ROB-ERT HENRY NELSON AND ANY AND ALL UNKNOWN HEIRS, DEVI-SEES AND OTHER CLAIMANTS OF ROBERT HENRY NELSON and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County,

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 2024CA003799000000

To: KAREN K. TAYLOR AKA KAREN

KAY TAYLOR AKA KAREN TAYLOR

Last Known Address: 1411 Grand Cav-

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following  $\,$ 

LOT 6, OF LAKE DEXTER

MOORINGS, AS SHOWN BY

MAP OR PLAT THEREOF RECORDED IN PLAT BOOK

80, PLAT PAGE 31, PUBLIC RECORDS OF POLK COUNTY,

A/K/A 1411 GRAND CAYMAN

CIR WINTER HAVEN FL.

has been filed against you and you are

required to file written defenses with

the clerk of court and to serve a copy

within 30 days after the first publica-

tion of the Notice of Action, on Alber-

NOTICE OF ACTION

CONSTRUCTIVE SERVICE

PROPERTY

IN THE CIRCUIT COURT OF 10TH

property in Polk County, Florida:

Winter Haven, FL 33884

Current Address: Unknown

WELLS FARGO BANK, N.A.,

Plaintiff, vs. JACK E. TAYLOR AKA JACK

TAYLOR, et al,

FLORIDA.

Defendant(s).

man Cir

TAYLOR AKA JACK EDWARD

in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period

No./Unit No. 48/0029, Building N/A,

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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 attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Default Date: December 30, 2024 STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA (SEAL) Asuncion Nieves

Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 December 6, 13, 2024 24-01661K

telli Law, Plaintiff's attorney, whose

address is P.O. Box 23028, Tampa, FL

33623; otherwise, a default will be en-

tered against you for the relief demand-

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

vou are entitled, at no cost to vou.

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 notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

This notice shall be published once a

WITNESS my hand and the seal of

Stacy Butterfield

Deputy Clerk

24-01662K

Clerk of the Circuit Court

(SEAL) By: Asuncion Nieves

this court on this 25 day of November,

week for two consecutive weeks in the

Default Date: January 1, 2025

ed in the Complaint or petition.

FIRST INSERTION

### FIRST INSERTION

**POLK COUNTY** 

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

CASE NO.: 53-2024-CA-001659-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED

Plaintiff, vs. HANSMANN ET.AL.,

Defendant(s). To: HAROLD HANSMANN AND ANY AND ALL UNKNOWN HEIRS, DEVI-SEES AND OTHER CLAIMANTS OF

HAROLD HANSMANN And all parties claiming interest by. through, under or against Defendant(s) HAROLD HANSMANN AND ANY AND ALL UNKNOWN HEIRS, DEVI-SEES AND OTHER CLAIMANTS OF HAROLD HANSMANN and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County,

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Sup-

plemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 32/0015, Building N/A.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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 attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Default Date: December 30, 2024 STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA (SEAL) Asuncion Nieves

Jerry E. Aron. Plaintiff's attorney 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 24-01659K December 6, 13, 2024

FIRST INSERTION

## NOTICE OF ACTION

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

CASE NO.: 53-2024-CA-001659-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED

Plaintiff. vs. HANSMANN ET.AL.,

**Defendant(s).** To: MARLEEN FAY MURRAY and ALICE FAY COOPER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ALICE FAY COOPER

And all parties claiming interest by, through, under or against Defendant(s) MARLEEN FAY MURRAY and AL-ICE FAY COOPER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ALICE FAY COOPER and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page

0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%, Use Period No./

Unit No. 52/0414, Building N/A. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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 attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Default Date: December 30, 2024 STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA (SEAL) Asuncion Nieves

Jerry E. Aron. Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 December 6, 13, 2024

# FIRST INSERTION

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

CASE NO.: 2024-CA-4308 S&K BIMINI BAY HOLDINGS LLC, Plaintiff, v. BERKELEY BURKE TRUSTEE CO.

LTD., ON BEHALF OF SINGLE ASSET SIPP REF S. WEST; PONG SHUNG CHAO,

**Defendants.**To: BERKELEY BURKE TRUSTEE CO. LTD., ON BEHALF OF SINGLE ASSET SIPP REF S. WEST; PONG SHUNG CHAO

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

POINCIANA NEIGHBOR- ${\rm HOOD}\,2\,{\rm VILLAGE}\,8\,{\rm PB}\,53\,{\rm PGS}$ 29/43 BLK 829 LOT 2 More commonly known as: 3 Willow Lane, Poinciana, FL 34759 AND POINCIANA NEIGHBOR-HOOD 6 SOUTH VILLAGE 3 PB 54 PGS 43/49 BLK 287 LOT 19 More commonly known as: 1443 Swan Court, Poinciana, FL

has been filed by Plaintiff, S&K BIMINI BAY HOLDINGS LLC, and you are required to serve a copy of your written

defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204. Jacksonville, FL 32224, (904)620-9545 on or before 12-30-2024 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 22 day of Nov, 2024. Stacy M. Butterfield

Clerk of the Circuit Court (SEAL) By: A. Nieves Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Dec. 6, 13, 20, 27, 2024 24-01666K

# --- SALES / ACTIONS / ESTATES ---

SUBSEQUENT INSERTIONS

## SECOND INSERTION

NOTICE TO CREDITORS

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

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

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

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

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

The date of first publication of this notice is: November 29, 2024

### Vivian Schneider. 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 Attorneys for Personal Representative

Nov. 29; Dec. 6, 2024

### FOURTH 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. Stacey M. Butterfield As Clerk of the Court

(SEAL) By: /s/ Ashley Saunders As Deputy Clerk ALDRIDGE PITE, LLP. Plaintiff's attorney,

5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-199B Ref# 9730 Nov. 15, 22, 29; Dec. 6, 2024

24-01581K

# SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION 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 pursu-

ant 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 ASSO-CIATION, INC. is Plaintiff, and KIM-BERLY 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 run South 44' 48' 27" East along the Northeasterly line of said Lot 1 for 8 feet, thence run South 56° 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 community, 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 NUM-BER 241117791; TITLE NUM-BER: 17883756 situated thereon.

A/K/A: 94 Silversides, Unit 1, Lake Wales, FL 33853 A PERSON CLAIMING AN INTER-

EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE 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 notifica-tion 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 #92888 25782216v.1 S30656/417123 24-01654K Nov. 29; Dec. 6, 2024

# **PUBLISH YOUR** LEGAL NOTICE

legal@businessobserverfl.com

# COUNTY, FLORIDA.

and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L, Attorney for WINFEILD HEIGHTS HOMEOWNERS ASSO-CIATION, INC., whose address is P.O.

FIRST INSERTION

Albertelli Law

P.O. Box 23028

Tampa, FL 33623

December 6, 13, 2024

NL - 24-033011

Business Observer.

JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK the complaint or petition. COUNTY CIVIL ACTION NO: 532024CA003513000000 Civil Division WINFEILD HEIGHTS

HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. JOEL THOMAS, UNKNOWN

SPOUSE OF JOEL THOMAS, et al, Defendant(s), TO: JOEL THOMAS LAST KNOW ADDRESS: 4140 NW 44

AVE #213, LAUDERDALE LAKES, FL YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in POLK County,

Florida: LOT 22, WINFIELD HEIGHTS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 115, PAGE 1 AND 2, OF THE PUBLIC RECORDS OF POLK

A lawsuit has been filed against you Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before Dec 30th 2024, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in

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

call 711. This notice shall be published once a week for two consecutive weeks in The Polk Business Observer (Newspaper)

WITNESS my hand and the seal of said court at POLK County, Florida on this 22 day of November, 2024.

STACY M BUTTERFIELD As Clerk, Circuit Court POLK County, Florida (SEAL) By: Ashley Saunders As Deputy Clerk /s/ Jared Block

Florida Community Law Group, P.L. Jared Block, Esq. P.O. Box 292965 Davie, FL 33329-2965 Phone: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com Fla Bar No.: 90297 December 6, 13, 2024 24-01663K

### SECOND 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-

All creditors of the decedent and

other persons having claims or demands against the decedent's es-

tate, 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 DATE

OF THE FIRST PUBLICATION OF

THIS NOTICE OR WITHIN (30)

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 NUMBER: 2020CA-002309

ARONICA THOMAS, as Personal

Representative of the ESTATE OF

AARON DENMARK, JR,

Plaintiff, vs. LILLIE LANE, RICHARD

DENMARK, LOURENE

JOYCE SMITH.

Defendants.

KENDRICK, RODNEY JOHN

VIRGINIA SCARLETT, SHIRLEY

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, accord-

ing to the map or plat thereof as

recorded in Plat Book 5, Page 5,

Public Records of Polk County,

Florida, and any subsequent

A/K/A 1109 Avenue C, Haines

IF THIS PROPERTY IS SOLD AT

PUBLIC AUCTION, THERE MAY BE

amendments to the aforesaid.

City, Florida 33844

SMITH, BRENDA YOUNG, and

DANIELS, RANDY WILEY.

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

ALL CLAIMS NOT FILED WITHIN 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.

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

SECOND INSERTION

SECOND INSERTION

MENT.

ANY

### SECOND INSERTION

--- ESTATE / SALES / ACTIONS---

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.

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 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,

NOTICE OF ACTION

IN THE CIRCUIT COURT, IN AND

FOR POLK COUNTY, FLORIDA

CASE No.: 2024CA003810000000

SAGAPO PROPERTIES LLC,

JL CABOT, LLC, A NEVADA

LIMITED LIABILITY COMPANY

AND SHERRY AVIRETT, and all

others claiming by, through and

under SHERRY AVIRETT,

Plaintiff, vs.

Defendant,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211.

All other creditors of the decedent and other persons having claims or demands against 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 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 E-Mail: mturner@straughnturner.com Secondary E-Mail:

ahall@straughnturner.comNov. 29: Dec. 6, 2024

24-01648K

### THIRD INSERTION

DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NO-TICE ON THEM. 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  $FOR EVER\ BARRED.$ 

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

Dated: November 23, 2024

/s/ Veronica M. Morgan, 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 Representative 330 S. Pineapple Avenue,

Sarasota, Florida 34236 Tel.: (941) 404-6360 Email: paul@bupivilaw.com Nov. 29; Dec. 6, 2024 24-01658K

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-

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-

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, 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

impaired, call 711.

C. MARTIN LAW, P.A.

Florida Bar No. 0013717

Lakeland, Florida 33806

Telephone: (863) 808-1799

Facsimile: (863) 802-1702

chrystal@cmartinlawpa.com

legalassistant@cmartinlawpa.com

Post Office Box 2783

Attorney for Plaintiff

Primary Email:

Secondary Email:

Nov. 29; Dec. 6, 2024

s/ Chrystal Martin Thornton

Chrystal Martin Thornton, Esquire

Designated Service Email Addresses:

PERSON CLAIMING A

claiming by, through and under SHERRY AVIRETT l/k/a P.O. Box 302 Lake Wales, FL 33859

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida: Lot 22, Block B, Emerald

TO: SHERRY AVIRETT, and all others

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

DIVISION CASE NO. 2024CA001073000000 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.

RICHARD PAGAN RUIZ AND TAMARA ORTIZ CARRION, et al.

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 45.031.

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 25 day of November,

ROBERTSON, ANSCHUTZ. SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., 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

### SECOND INSERTION

NOTICE OF SALE PURSUANT TO **CHAPTER 45** 

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 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 pursuant 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,

and commonly known as: 502 CANAL DRIVE, LAKE WALES, FL 33859 (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 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.com

Nov. 29; Dec. 6, 2024

24-01643K

# SECOND INSERTION

### NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY

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

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

MOANA INVESTMENTS LLC AND UNKNOWN TENANT(S). Defendant

TO: MOANA INVESTMENTS LLC YOU ARE HEREBY NOTIFIED 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: Lot 130, OAKMONT PHASE 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

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for

Plaintiff, whose address is 2535 Landmark 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 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 are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on the 18 day of November, 2024. STACY BUTTERFIELD Circuit and County Courts (SEAL) By: Asuncion Nieves Deputy Clerk MANKIN LAW GROUP,

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

# 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-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 bidder 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,

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

# EGAL NOTICE IN THE BUSINESS OBSERVER

24-01645K

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

--- SALES ---

### 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. 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 2023CA006467000000 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 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 Nov. 29; Dec. 6, 2024 24-01656K

# --- ESTATE ---

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

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

# **CALL** 941-906-9386

and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com



### 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

CASE NO.: 2023CA006016000000 GROUNDFLOOR PROPERTIES

Plaintiff, VS. 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 VII.-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: ServiceMail@aldridgepite.com

1696-007B

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

SECOND INSERTION

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

CASE NO. 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. 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 MO-BILE HOME, ID# SHS1W-GA49822737A, TITLE NO.: 20424039 AND ID# SHS1W-TITLE NO.: 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

NOTICE IS HEREBY GIVEN pursu-

Circuit in and for Polk County, Florida, Final Judgment of Foreclosure, to wit:

013110 COUNTY, FLORIDA.

fixtures now or hereafter a part of the property. Parcel ID: 22-26-15-000000-

SECOND INSERTION

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  $U/D/A\ 01\text{-}25\text{-}2013$  (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 mortgage 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, 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 MAN-AGEMENT, 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 are Defendants, I will sell to the highest and best bidder 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

THE EAST 1/2 OF THE EAST

½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF

THE NORTHEAST ¼ AND THE EAST ½ OF THE EAST ½ OF THE SOUTH ½ OF

THE SOUTHWEST 1/4 OF

THE NORTHWEST 1/2 OF

THE NORTHEAST 1/4 BEING

TRACTS 61 AND 79 OF UNRE-

CORDED RANCHO BONITO.

SECTION 15, TOWNSHIP 26

SOUTH, RANGE 22 EAST,

TOGETHER WITH all the im-

provements 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

AMERICAN WITH DISABILITIES

NOTICE

UNCLAIMED.

POLK COUNTY, FLORIDA.

NORTHWEST 1/4 OF

# SECOND INSERTION

013030

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.

ant to a Final Judgment of Foreclosure dated November 7, 2024 and entered in Case No. 2023CA006351000000 of the Circuit Court of the Tenth Judicial 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

Parcel ID: 22-26-15-000000-

THE WEST ½ OF THE EAST ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 BEING TRACT 60 OF UNRECORDED RANCHO BONITO, SECTION 15, TOWNSHIP 26 SOUTH, RANGE 22 EAST, POLK TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and

/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 Nov. 29; Dec. 6, 2024 24-01646K

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.

Who benefits from legal notices?

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

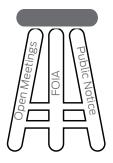
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency











This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

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



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

# prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



**Accessibility** 

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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



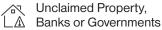
# ypes Of Public Notices

# Citizen Participation Notices

Government Meetings and Hearings

Summaries

Land and Water Use



**Commercial Notices** 





Tax Deed Sales



Name Changes Probate Rulings



**Divorces and Adoptions** 

Mortgage Foreclosures



Orders to Appear



Proposed Budgets and

Meeting Minutes or

Agency Proposals

Zoning, Annexation and Land Use Changes

School District Reports

Creation of Special

Tax Districts

Permit and License **Applications** 

Sales

**Government Property** 

# 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.



# **Types Of Public Notices**

# **Citizen Participation Notices**

Government Meetings and Hearings

Land and Water Use



Creation of Special Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

# **Commercial Notices**

Unclaimed Property,
Banks or Governments

Delinquent Tax Lists,
Tax Deed Sales

Government Property
Sales

Permit and License
Applications

# Court Notices

Mortgage Foreclosures

Name Changes

Probate Rulings

Divorces and Adoptions

Orders to Appear in Court

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