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

DECEMBER 13 - DECEMBER 19, 2024

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Vacation Rentals in Florida located at 7531Osceola Polk Line Rd in the City of Davenport, Polk County, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of December,

Vacation Rentals in Florida LLC December 13, 2024 24-01710K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Anna Maria Rentals located at 7531 Osceola Polk Line Rd in the City of Davenport, Polk County, FL 32896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of December,

REUNION VACATION HOMES INC 24-01709K

December 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 2000 MERT mobile home bearing the vehicle identification numbers FLHMBT123245742A and FLHMBT123245742B and all personal items located inside the mobile home. Last Tenant: David Wayne Gillison Sr. and Kathy Ann Jordan-Gillison. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.

December 13, 20, 2024 24-01720K

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 SPRI mobile home bearing the vehicle identification numbers N88147A and N88147B and all personal items located inside the mobile home. Last Tenant: Jeffrey Mark Tribble and Linda Ellen Tribble. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.

December 13, 20, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/27/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 SUNH mobile home bearing Vehicle Identification Number 442421B2480 and all personal items located inside the mobile home. Last Tenant: Milford Fredrick Estate of Floyd Fredrick, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Milford Floyd Fredrick and Melinda Fredrick. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland,

Florida 33815, 863-686-7462. December 13, 20, 2024 24-01719K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DONALD BERGEMANN, if deceased any unknown heirs or assigns, will. on December 30, 2024, at 10:00 a.m., at 1301 Polk City Road, Lot #103, Haines City, Polk County, Florida 33844; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1985 FLEE MOBILE HOME, VIN: FLFL2922A, TITLE NO.: 0044513746, and VIN: FLFL2922B, TITLE NO.: 0044513283

and all other personal property located $\,$ therein

24-01701K

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#10093-626) December 13, 20, 2024

Notice is hereby given that on 01/07/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 3435 RECKER HWY WINTER HAVEN, FL pursuant to Florida Statute 713.585. WP1AA2A23JKA03248 2018 PORS 17183.96 JTDVPMAE-7NJ214519 2022 TOYT 13695.58 SA- $LYT2EU6MA303505 \quad 2021 \quad LNDR$ 28718.69 Lienor Name: DOCTOR PARTS INC Lienor Telephone #: 813-697-1791 MV License #: MV110010 Location of Vehicles: 3435 RECKER HWY WINTER HAVEN, FL 32880 December 13, 2024 24-01708K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Wiggs Tele-Psychiatry located at 304 E Pine St Unit 5280, in the County of Polk, in the City of Lakeland, Florida 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lakeland, Florida, this 9th

day of December, 2024. WIGGS TELE-PSYCHIATRY, PLLC

24-01714K December 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 2003 MERT mobile home bearing the vehicle identification numbers FLHMBA3683X48706A and FLHMBA3683X48706B and all personal items located inside the mobile home. Last Tenant: Debra Darlene Stanish. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-

December 13, 20, 2024 24-01724K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO **SECTION 865.09**,

FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of MOX-IE EVENTS located at 177 St. Thomas Drive, 33860 in the City of Mulberry, in the County of Polk, State of Florida intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Talla-

OWNER: RAIN OUTDOOR INC December 13, 2024 24-01715K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the Fictitious Name of ORANGE MANOR EAST MOBILE HOME PARK located at 206 ORANGE TER HAVEN, Polk County, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 5th day of December, TH Homes LLC

December 13, 2024 24-01702K

FIRST INSERTION

Notice of Public Sale

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE DECEMBER 30, 2024 ULTIMATE TRANSMISSION II 1301 W MEMORIAL BLVD 2016 HYUN

5NPDH4AE9GH731468 \$4,549.65 SALE DATE JANUARY 6, 2025 DIESEL SOCIETY FLORIDA LLC 129 APPLAOOSA HILL RD 2015 INTL 3HSDJAPR4FN516409 \$6,961.50

24-01706K

December 13, 2024

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 January 3rd, 2025 @ 10:00

am 3411 NW 9th Ave Ft Lauderdale FL

40213 2020 Ram VIN#: 1C6SRFFT2LN414558 Lienor: Posner Park Chrysler Dodge Jeep Ram Fiat 42650 US Hwy 27 Davenport 863-438-3333 Lien Amt \$3,910.97

December 13, 2024 24-01698K

FIRST INSERTION

NOTICE TO CREDITORS RE: PHYLLIS W. HICKLING. Deceased

ALL PERSONS CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled PHYLLIS W. HICKLING LIVING TRUST Dated MARCH 13, 2006, died on October 27,

The name(s) and address(es) of the Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is December 13, 2024. x Wesley D. Winner

WESLEY D. WINNER, Trustee 1921 Blazers Trail, Lakeland, FL 33809 863-738-7043

December 13, 20, 2024 24-01697K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 53-2024-CP-002809

IN RE: ESTATE OF CHRISTINE ADKINSON, Deceased.

administration of the Estate of CHRISTINE ADKINSON, Deceased, whose date of death was June 22, 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, Florida 3381-9000. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 13, 2024. Personal Representative /s/ David J. Heimpold

DAVID J. HEIMPOLD 6207 Silver Leaf Lane Lakeland, Florida 33813 Attorney for Personal Representative

Attorney for Petitioner Florida Bar Number: 0105891 P.O. Box 7044 Lakeland, Florida 33807 Telephone: (863) 397-6065 E-Mail: DavidCFallLegal.@gmail.com December 13, 20, 2024 24-01705K

/s/ David Fall

DAVID C. FALL

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-3778 **Division Probate** IN RE: ESTATE OF WILLIAM ROBERT SEIBERT a/k/a W.R. SEIBERT

Deceased. The administration of the Estate of William Robert Seibert, deceased, whose date of death was July 30, 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 Repre-

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

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

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

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

The date of first publication of this notice is December 13, 2024.

Personal Representative: Kelly L. Seibert

3575 Raleigh Drive Winter Haven, Florida 33884 Attorney for Personal Representative: Andrew M. Berland, Esq. E-mail Addresses: and rew@henderson sachs.com,michael@hendersonsachs.com

Florida Bar No. 84030 Henderson Sachs, PA 8240 Exchange Drive Ste. C6 Orlando, Florida 32809 Telephone: (407) 850-2500 24-01717K December 13, 20, 2024

FIRST INSERTION

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-004310 IN RE: ESTATE OF JOSEPHINE R. BORGES, Deceased.

The administration of the estate of ${\tt JOSEPHINE} \ \, {\tt R.} \ \, {\tt BORGES}, \ \, {\tt deceased},$ whose date of death was September 30. 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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.

The date of first publication of this notice is December 13, 2024.

Personal Representative[s]: THERESA BUTLER

c/o K. Wade Boyette, Esquire Attorney for Personal Representative[s]: K. WADE BOYETTE, JR., Esquire Florida Bar No. 0977111 BOYETTE, CUMMINS & NAILOS, PLLC 1635 E. Highway 50, Suite 300 Clermont, FL 34711 Telephone: 352-394-2103 Fax: 352-394-2105 Email: wboyette@bcnlawfirm.com pwheeler@bcnlawfirm.com December 13, 20, 2024 24-01707K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 24CP-3860 IN RE: ESTATE OF Ambrose "Sonny" Norman Rieger

deceased.

The administration of the estate of Ambrose "Sonny" Norman Rieger, deceased, Case Number 24CP-3860, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. 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 has been 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 TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING 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 Dec. 13, 2024.

Renee Cronin Personal Representative

Address: 9202 Lehall Square West, Lakeland, FL 33810 MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative December 13, 20, 2024

FIRST INSERTION

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

File No. 2023 CP 003523 IN RE: ESTATE OF BEVERLY JUNE OLIVER Deceased.

The administration of the estate of Beverly June Oliver, deceased, whose date of death was August 16, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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,

All other creditors of the decedent and other persons having claims or de mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 13, 2024.

Personal Representative: /s/ Lisa N. Summerall Lisa N. Summerall 5 Oakwood Rd

Winter Haven, Florida 33880 Attorney for Personal Representative: /s/ Patrick L. Smith Patrick L. Smith, Attorney 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:

nicole@attorneypatricksmith.com December 13, 20, 2024 24-01696K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A File No. 2024CP001156

IN RE: ESTATE OF PAMELA JEAN KEENE a/k/a PAMELA J. KEENE a/k/a PAMELA KEENE. Deceased.

The administration of the Estate of Pamela Jean Keene a/k/a Pamela J. Keene a/k/a Pamela Keene, deceased, whose date of death was October 27, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION

COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the 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 13, 2024. Personal Representative: Dana Johnson

1229 Marrick Drive Lakeland, Florida 33815 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashlv@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com December 13, 20, 2024 24-01695K --- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 53-2024-CP-003873 IN RE: ESTATE OF STEVEN R. MAIBAUER. Deceased.

The administration of the estate of STEVEN R. MAIBAUER, deceased, whose date of death was September 10th, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate Division, P.O. Box 9000, Drawer CC-4. Bartow Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 13th, 2024.

Personal Representative /s/ Bianca J. Ferguson BIANCA J. FERGUSON 3467 East Davies Avenue

Centennial, CO 80122

Attorney for Personal Representative /s/ David Fall DAVID C. FALL Florida Bar Number: 0105891 The Tessier Law Firm, P.A. 520 6th St. NW Winter Haven, Florida 33881 Telephone: (863) 220-7927 DavidFall@TessierLawFirm.com

Secondary: SophiaM@TessierLawFirm.com December 13, 20, 2024 24-01718K

FIRST INSERTION

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

PROBATE DÍVISION Case Number: 24CP-4083 IN RE: ESTATE OF Mindy Lou Schuh deceased.

The administration of the estate of Mindy Lou Schuh, deceased, Case Number 24CP-4083, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attornev 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 has been 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 TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 13, 2024.

Daniel David Cooley Personal Representative Address: 447 S. 3rd Street, Eagle Lake, FL 33839 MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire

114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative December 13, 20, 2024 24-01713K

FIRST INSERTION

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

CASE NO. 2023CA000037000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NETTIE L. CAYLOR, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 24, 2024, and entered in 2023CA000037000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein ALLIED FIRST BANK, SB DBA SERVBANK is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NETTIE L. CAYLOR, DE-CEASED; JEFFERY ORR; ISPC 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 January 07, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 56, QUAIL TRAIL, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE(S) 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH: 1982 PEAC MOBILE HOME, ID# COSGASC012076A AND

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY.

FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2023CA006814000000

Defendants.
NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered

in Case No. 2023CA006814000000 of

the Circuit Court of the TENTH Judi-

cial Circuit, in and for Polk County,

Florida, wherein Navy Federal Credit

Union is the Plaintiff and Louvenia

Adhemar; Aqua Finance, Inc.; Lakes

at Lucerne Park Homeowners' As-

sociation, Inc. are the Defendants,

that Stacy M. Butterfield, Polk County

Clerk of Court will sell to the high-

est and best bidder for cash at, www.

polk.realforeclose.com, beginning at 10:00 AM on the 3rd day of January,

2025, the following described property

as set forth in said Final Judgment, to

LOT 2, BLOCK A, LAKES

AT LUCERNE PARK PHASE

FOUR, ACCORDING TO THE

CORDED IN PLAT BOOK 154,

PAGE(S) 27 AND 28, OF THE

PUBLIC RECORDS POLK

PURSUANT TO CHAPTER 45

IN THE COUNTY COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.

532023CC000585000000

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant

Final Judgment of Foreclosure dated November 24, 2024 in Case

the County Court in and for Polk

County, Florida wherein LAKES AT LUCERNE PARK HOMEOWNERS

ASSOCIATION INC, a Florida non-

profit Corporation, is Plaintiff, and ERIKA ALFARO; CARLOS JABER

MALDONADO MEDINA, et al, is the

Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M.

(Eastern Time) on December 30, 2024.

() www.polk.realforeclose.com the Clerk's website for online auctions after

first given notice as required by Section

45.031, Florida Statutes, the following

described real property as set forth in

LOT 4, BLOCK B AS SHOWN ON THE PLAT ENTITLED

"LAKES AT LUCERNE PARK,

PHASE FOUR" AND RECORD-

ED IN THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA

the Final Judgment, to wit:

532023CC000585000000 in

LAKES AT LUCERNE PARK

INC, a Florida non-profit

ERIKA ALFARO, et al,

Corporation,

Plaintiff, vs.

HOMEOWNERS ASSOCIATION

THEREOF, AS RE-

Navy Federal Credit Union,

Louvenia Adhemar, et al.,

Plaintiff, vs.

COSGASC012076B; TITLE # 21418409 AND # 21418408. (RETIRED)

POLK COUNTY

Property Address: 1831 QUAIL TRL, LAKELAND, FL 33810

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

court program or service.

Dated this 6 day of December, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

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

December 13, 20, 2024

COUNTY, FLORIDA.

001020

or service.

2024.

TAX ID: 26-28-03-522508-

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.

who needs assistance in order to par-

ticipate in a program or service of the

State Courts System, you should contact

the Office of the Court Administrator at

(863) 534-4686 (voice), (863) 534-7777

(TDD) or (800) 955-8770 (Florida Re-

lay Service), as much in advance of your

court appearance or visit to the court-

house as possible. Please be prepared

to explain your functional limitations

and suggest an auxiliary aid or service

that you believe will enable you to effec-

tively participate in the court program

Dated this 5th day of December,

BROCK & SCOTT, PLLC

4919 Memorial Hwy, Suite 135

FLCourtDocs@brockandscott.com

Attorney for Plaintiff

Phone: (954) 618-6955

Fax: (954) 618-6954

By /s/Justin J. Kelley

Florida Bar No. 32106

December 13, 20, 2024

Justin J. Kelley, Esq.

File # 23-F02080

FIRST INSERTION

& 28.

Tampa, FL 33634

If you are a person with a disability

FIRST INSERTION

24-01711K

22-048816 - NaC

FIRST INSERTION

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

--- ACTIONS / SALES ---

CIVIL ACTION

Case #: 2019CA002613000000 DIVISION: 15 Wells Fargo Bank, N.A.

Plaintiff, -vs.-Gregory R. Wilson; Anna A. Kozhemyakina a/k/a Anna Kozhemyakina: Darrin C. Lavine: Unknown Spouse of Gregory R. Wilson; Unknown Spouse of Darrin C. Lavine; Navy Federal Credit Union; Ashley Manor Homeowners' Association Of Polk County, Inc.; Gregory R. Wilson, as Trustee of LQ Enterprises, a Texas Joint-Stock Company; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA002613000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein

Wells Fargo Bank, N.A., Plaintiff and Gregory R. Wilson are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on March 25, 2025, the following described property as set forth in said Final Judgment, to-

LOT 4, ASHLEY MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 110, PAGE 3, 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 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, (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.

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 19-320097 FC01 WNI December 13, 20, 2024 24-01721K FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA000681000000 MEB LOAN TRUST VI. Plaintiff, vs.

FRANCISCO A. ACOSTA A/K/A FRANCISCO ALBERTO ACOSTA A/K/A FRANSISCO A. COSTA, et

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 21, 2024 in Civil Case No. 2023CA000681000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein MEB LOAN TRUST VI is Plaintiff and Francisco A. Acosta a/k/a Francisco Alberto Acosta a/k/a Fransisco A. Costa, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of January, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 15, Copper Ridge Pointe, according to the plat thereof as recorded in Plat Book 126, Pages 22 and 23, of the Public Records of Polk County, Florida.

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

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

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

22-00979FL December 13, 20, 2024 24-01700K

FIRST INSERTION

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

CASE NO.:2024-CA-000427 ${\bf HOF\,I\,GRANTOR\,TRUST\,5,}$ Plaintiff, vs.

D.V.E ENTERPRISES LLC Defendants.

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Summary Final Judgment of Foreclosure entered on December 5, 2024 in Case No. 2024-CA-000427 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HOF I GRANTOR TRUST 5s Plaintiff, and D.V.E Enterprises LLC, Arkad Capital, LLC, and JOSE NUNEZ are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk. realforeclose.com, on the 9th day of January 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment,

to wit: LOT 14, STANDARD SUB-DIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 6029 Tancrede Court, Lakeland, FL 33811 (the "Property")

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 9th day of December 2024.

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

6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 / Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff December 13, 20, 2024 24-01712K

OFFICIAL COURTHOUSE **WEBSITES**

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

A/K/A: 560 LUCERNE BLVD., WINTER HAVEN FL 33881.

24-01699K

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.

IN PLAT BOOK 154 PAGES 27

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: December 13, 2024

FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 24-01694K December 13, 20, 2024

NOTICE OF SALE UNDER F.S.

CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2024CC000038

CITRUS POINTE OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v.

GARY WAYNE GUNTHER; UNKNOWN SPOUSE OF GARY WAYNE GUNTHER & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated November 26, 2024, and in Case No. 2024CC000038 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which CITRUS POINTE OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., the Plaintiff and GARY WAYNE GUNTHER; UN-KNOWN SPOUSE OF GARY WAYNE GUNTHER N/K/A BRENDA GUN-THER: ANY UNKNOWN PERSON(S) IN POSSESSION N/K/A WES WARD the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose. com, at 10:00am on January 27, 2025, the following described property set forth in the Final Summary Judgment:

Lot 257, Citrus Pointe, according to the map or plat thereof as recorded in Plat Book 171, Page 34,

Public Records of Polk County, Florida Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

WITNESS my hand this 6th day of December 2024.

By: /s/ Sarah E. Webner Sarah E. Webner, Esq. Florida Bar No. 92751 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Attorney for Plaintiff December 13, 20, 2024 24-01703K

Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843

--- ACTIONS / SALES ---

POLK COUNTY

FIRST INSERTION

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

Case No. 2023-CA-005799 CORPORACION HOSPITALARIA DEL ZULIA, LLC, a Florida limited liability company, as assignee for NO LIMIT MORTGAGE SOLUTIONS, INC., a Florida corporation,

Plaintiff, v. DORA AMENEIRO MARTINEZ a/k/a DORA AMENEIRO; ERNESTO MARTINEZ; BRADFORD EMMER, TRUSTEE; **EQUITYMAX, INC., PENSION** PLAN; EQUITYMAX, INC. 401(k) PLAN; FAMILY FIRST FUNDING, LLC, a limited liability company, OBX 2021-NQM1 TRUST c/o WILMINGTON SAVINGS **FUND SOCIETY, FBS, and THE** UNKNOWN TENANT, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered by the Court on the 4th day of December, 2024, (the "Judgment"), in Case No. 2023-CA-005799, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein OBX 2021-NQM1 Trust c/o Wilmington Savings Fund Society, FSB is the counterclaim and crossclaim plaintiff, Corporacion Hospitalaria Del Zulia, LLC, as assignee for No Limit Mortgage Solutions, Inc. is the counterclaim defendant, Ernesto Martinez is a defaulted crossclaim defendant, and Bradford N. Emmer, as Trustee, Equitymax, Inc., Pension Plan; Equitymax, Inc. 401(K) Plan c/o Tepps Treco; and, State of Florida are crossclaim defendants, and pursuant to Administrative Order 3-15.13, that Stacy M. Butterfield, Clerk of the aforesaid Court, will on January 8, 2025 at 10:00 o'clock a.m. Eastern Standard Time, offer for sale and sell to the highest and best bidder for cash by electronic sale online at www. polk.realforeclose.com the following described property, as set forth in the Uniform Final Judgment of Mortgage Foreclosure, situated and being in Polk

PARCEL 1: A PORTION OF BOTH THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION

County, Florida, to wit:

30 AND OF THE NORTH-WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 29, ALL LYING IN TOWNSHIP 28 SOUTH, RANGE 28 EAST, OF POLK COUNTY, FLORIDA; FURTHER DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 29. Township 28 South, Range 28 East; run thence N89°27'56"E, along the North boundary of said 1/4 Section a distance of 165.01 feet; thence S00°04'34"E, parallel to the West boundary of said 1/4 Section, a distance of 15.00 feet; thence S89°27'56"W a distance of 30.00 feet; thence S00°04'34"E a distance of $424.74\,\mathrm{feet};$ thence S89°59'34"W a distance of 795.00 feet; thence N00°04'34"W, parallel to the West boundary of said 1/4 Section, a distance of 438.50 feet; thence N 89°59'34"E, a distance of 660.00 feet returning to the

Point of Beginning. TOGETHER WITH: An Ingress, Egress and Utility easement across the North 30 feet of the following 10 acre parcel:

The North 880 feet of the East 495 feet of the West 660 feet of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 28 South, Range 28 East of Polk County, Florida.

PARCEL 2: THE EAST 165 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 114 OF SUNRISE EAST (UNRECORDED)

THE WEST 165 FEET OF THE EAST 330 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 115 OF SUNRISE EAST (UNRECORDED)

THE WEST 165 FEET OF THE EAST 495 FEET OF THE SOUTH 1/2 OF THE NE 1/4,

LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA. A/K/A LOT 116 OF SUNRISE

EAST (UNRECORDED) THE WEST 165 FEET OF THE EAST 660 FEET OF THE

SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 117 OF SUNRISE EAST (UNRECORDED)

THE WEST 160 FEET OF THE EAST 820 FEET OF THE SOUTH 1/2 OF THE NE 1/4 LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 118 OF SUNRISE EAST (UNRECORDED)

THE WEST 170 FEET OF THE EAST 990 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF. IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 119 OF SUNRISE EAST (UNRECORDED) PARCEL 3:

THAT PART OF THE NORTH 150 FEET OF THE WEST 3/4OF THE NE 1/4 OF THE SE 1/4, LYING EAST OF A LINE WHICH IS 990 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SEC-TION, LESS THE EAST 330 FEET OF THE WEST 3/4 IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 120 OF SUNRISE EAST (UNRECORDED) PARCEL 4: THAT PART OF THE SOUTH

150 FEET OF THE NORTH 450 FEET OF THE WEST 3/4 OF THE NE 1/4 OF THE SE 1/4, LYING EAST OF A LINE WHICH IS 990 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SEC-TION, LESS THE EAST 330

FEET OF THE WEST 3/4 IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA. A/K/A LOT 126 OF SUNRISE EAST (UNRECORDED) Property Address: 54 Ranch

Trail Road, Haines City, FL 33844 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 WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Respectfully submitted, AKERMAN LLP By:/s/ Katherine E. Shepard HEATHER L. FESNAK Florida Bar No. 85884 Primary Email: heather.fesnak@akerman.com Secondary Email: marykay.siegel@akerman.com KATHERINE E. SHEPARD Florida Bar No. 1011586 Primary Email: katie.shepard@akerman.com Secondary Email: marykay.siegel@akerman.com 401 E. Jackson Street, Suite 1700 Tampa, FL 33602-5250 Telephone: 813-223-7333 Facsimile: 813-223-2837 Counsel for defendant OBX Trust 79100274:2

December 13, 20, 2024 24-01722K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-004632

Atomic Loans, LLC,

Plaintiff, v. Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, Unknown Spouse of Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, and Unknown

Tenant Defendants

NOTICE IS HEREBY GIVEN that pursuant to a Summary Final Judgment entered on March 6, 2024 and December 5, 2024 Order Rescheduling Foreclosure Sale in CASE NO. 2023-CA-004632 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, the Parties are identified as Plaintiff, ATOMIC LOANS, LLC against Defendants, ANGEL LUIS PAGAN A/K/A AN-GEL LUIS PAGAN ALVARADO, UN-KNOWN SPOUSE OF ANGEL LUIS PAGAN A/K/A ANGEL LUIS PAGAN ALVARADO, AND UNKNOWN TEN-ANT, that:

The Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on January 9, 2025 at: www.polkrealforeclose.com the following described real property as set forth in said Judgment, to wit:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 20 FEET FOR ROAD

RIGHT-OF-WAY, OF SECTION 13. TOWNSHIP 28 SOUTH RANGE 27 EAST, OF POLK COUNTY, FLORIDA. Parcel ID: 27-28-13-000000-022110

The address of which is: 1890 Tyner Road, Haines City, Florida 33844

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 WITH THE CLERK 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 10 day of December 2024. /s/ William A. Treco William A. Treco, Esquire

Tepps Treco 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317 954-565-3231 william@teppstreco.com Florida bar No: 89409 December 13, 20, 2024 24-01716K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 2024CC000086 LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC.,

Plaintiff, vs. JAMICHAEL AGUSTUS THOMAS,

et al.; Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 12/5/2024, in Case No.: 2024 CC000086 of the County Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JAMICHAEL AGUSTUS THOMAS, 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 1/9/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 47, Lakes at Laurel High-

lands Phase 1B, according to the map or plat thereof, as recorded in Plat Book 160, Page(s) 38 through 43, inclusive of the Public Records of Polk County. Florida.

Any person claiming an interest in the

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

IF YOU ARE A PERSON WITH

A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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

DATED: December 11, 2024 By: /s/Sonia A. Bosinger Sonia A. Bosinger, Esquire Florida Bar No.: 55450 ARIAS BOSINGER, PLLC

280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 December 13, 20, 2024

24-01727K

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.: 2023CA004414000000 LAKEVIEW LOAN SERVICING,

Plaintiff, VS. JERRY BERBA; WENDY BERBA; ASSOCIATION OF POINCIANA VILLAGES, INC. POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE PINTOR: UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR; 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 August 22, 2024 in Civil Case No. 2023CA004414000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JERRY BERBA; WENDY BERBA; ASSOCIATION OF POINCIANA VIL-LAGES, INC.; POINCIANA NEIGH-BORHOOD ASSOCIATION, INC.: UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR: 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, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on January 14, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 94, POINCI-ANA NEIGHBORHOOD 3 VIL-LAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delrav Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2024.11.15 14:08:04-05'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: Service Mail@aldridgepite.com1184-1563B December 13, 20, 2024 24-01704K

FLORIDA

Any person claiming an interest in the

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

Dated this 15th day of November,

FIRST INSERTION

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

 ${\bf CASE\,NO.\,2023CA0069590000000}$ ARC POOL 1, LLC Plaintiff, vs. IAIN BOWMAN; LINDA BOWMAN; POINEER FAMILY

HOLDINGS LLC; TUSCAN RIDGE MASTER HOMEOWNERS ASSOCIATION, INC.: POLK COUNTY, FLORIDA; COUNTRYSIDE AT TUSCAN RIDGE HOMEOWNERS ASSOCIATION, INC.;

Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated December 4, 2024, and entered in Case No. 2023CA006959000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. ARC POOL 1, LLC, is Plaintiff, and IAIN BOWMAN; LINDA BOWMAN; POINEER FAMILY HOLDINGS LLC; TUSCAN RIDGE MASTER HOMEOWNERS ASSOCIATION, INC · POLK COUNTY FLORIDA COUNTRYSIDE AT TUSCAN RIDGE HOMEOWNERS ASSOCIATION, INC., are defendants. Stacv M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose. com at 10:00 a.m., on the 8TH day of JANUARY, 2025, the following described property as set forth in said

Final Judgment, to wit: LOT 95, TUSCAN RIDGE PHASE THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK $120, PAGES\ 11\ AND\ 12, OF\ THE$ PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 5344686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 830. (863) 534-4686 nan van dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin reseywa konyokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; $\bar{\rm si}$ ou gen pwoblèm pou w tande oubyen pale, rele 711.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this 11th day of December,

VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida, 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 AR18927-23/sap December 13, 20, 2024 24-01726K SAVE **Email your Legal Notice** legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE

HILLSBOROUGH • PASCO

PINELLAS • POLK • LEE

COLLIER • CHARLOTTE

PUBLISH YOUR LEGAL NOTICE

We offer an online payment portal for easy credit card payment

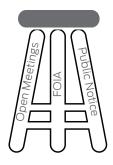
· Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** or email legal@businessobserverfl.com

Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

೭ಿ೭

Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers

all 50 states



Types Of Public Notices

Citizen Participation Notices

Government Meetings \Box and Hearings

Land and Water Use



Commercial Notices Unclaimed Property, LA Banks or Governments

Delinquent Tax Lists,

Government Property

Tax Deed Sales

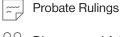
Sales



Mortgage Foreclosures



Name Changes





Divorces and Adoptions



Orders to Appear

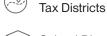
Meeting Minutes or

Tax Rates

Summaries

Agency Proposals

Proposed Budgets and



School District Reports

Creation of Special



Zoning, Annexation and Land Use Changes



Permit and License **Applications**

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.



ypes Of Public Notices

Citizen Participation Notices

Meeting Minutes or

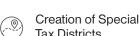
Agency Proposals

Government Meetings \Box and Hearings

Summaries

Land and





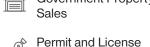




Commercial Notices

Unclaimed Property,

Banks or Governments



Applications

Mortgage Foreclosures

Name Changes

Probate Rulings

Divorces and Adoptions

Orders to Appear in Court

Proposed Budgets and Tax Rates



School District Reports

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

SUBSEQUENT INSERTIONS

POLK COUNTY

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION $\begin{array}{c} {\rm Count} \ {\rm I} \\ {\rm IN} \ {\rm THE} \ {\rm CIRCUIT} \ {\rm COURT} \ {\rm OF} \end{array}$ 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, Build-

ing 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

SECOND 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

SECOND 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:

NEIGHBOR-POINCIANA ${\rm HOOD}\,2\,{\rm VILLAGE}\,8\,{\rm PB}\,53\,{\rm PGS}$ 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,

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

call 711.

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

SECOND 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, 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. 48/0029, Build-

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 24-01661K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2024CA003799000000 WELLS FARGO BANK, N.A., Plaintiff, vs. JACK E. TAYLOR AKA JACK

TAYLOR AKA JACK EDWARD TAYLOR, et al, Defendant(s).

To: KAREN K. TAYLOR AKA KAREN KAY TAYLOR AKA KAREN TAYLOR Last Known Address: 1411 Grand Cayman Cir

Winter Haven, FL 33884 Current Address: Unknown

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

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, FLORIDA.

A/K/A 1411 GRAND CAYMAN CIR WINTER HAVEN FL 33884

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 publication of the Notice of Action, on Alber-

telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; 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 notifi-cation 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 Business Observer.

Default Date: January 1, 2025 WITNESS my hand and the seal of this court on this 25 day of November,

Stacy Butterfield Clerk of the Circuit Court (SEAL) By: Asuncion Nieves Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 24-033011

 $December\ 6,13,2024$ 24-01662K

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY

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

CIVIL ACTION NO: 532024CA003513000000 Civil Division

IN RE:

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

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

following property in POLK County,

COUNTY, FLORIDA. A lawsuit has been filed against you 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. 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 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.

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

24-01663K

/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

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND

FOR POLK COUNTY, FLORIDA CASE No.: 2024CA003810000000 SAGAPO PROPERTIES LLC, Plaintiff, vs.

JL CABOT, LLC, A NEVADA LIMITED LIABILITY COMPANY AND SHERRY AVIRETT, and all others claiming by, through and under SHERRY AVIRETT. Defendant,

TO: SHERRY AVIRETT, and all others claiming by, through and under SHER-RY AVIRETT l/k/a P.O. Box 302 Lake Wales, FL 33859

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

Lot 22, Block B, Emerald Heights Subdivision, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 24, of the Public Records of Polk County, Florida. a/k/a 6th St S, Lake Wales, FL 33853; Parcel

ID: 27-30-12-925500-002220 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, 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 von. 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 SALE IN THE CIRCUIT COURT FOR THE TENTH CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case No.: 24-CA-001324 HHI-NFHB, LLC, Plaintiff, -vs-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: 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-

TEREST 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 OB-TAINED WILL BE USED FOR THAT PURPOSE.

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

24-01689K

December 6, 13, 2024

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LEGAL NOTICE

• Simply email your notice to legal@businessobserverfl.com

sale, Estate & Court-

related notices

• We offer an online payment portal for easy credit card payment

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--- ACTIONS / SALES ---

SECOND 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 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

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

NOTICE TO CREDITORS $({\bf Summary\,Administration})$ 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 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 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

The date of first publication of this Notice is December $\hat{6}$, 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

patrick@attorneypatricksmith.com Secondary E-Mail: Secondary E-Mail: becky@attorneypatricksmith.com probate@dorceylaw.com December 6, 13, 2024 24-01684K

mands 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

SECOND 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

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 creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 $\hat{6}$, 2024.

Personal Representative: Megan L. Smith

9022 Bamboo Circle Labelle, 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@dorcevlaw.com December 6, 13, 2024 24-01667K

SECOND 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 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 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. December 6, 13, 2024

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 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 33823, 863-667-0275. December 6, 13, 2024

24-01692K

SECOND INSERTION Any person claiming an interest in the surplus from the sale, if any, must

as unclaimed.

impaired, call 711.

s/ Stephan C. Nikoloff

(Steve@associationlawfl.com)

Stephan C. Nikoloff

Bar Number 56592

Suite A

Attorney for Plaintiff

1964 Bayshore Boulevard,

Dunedin, Florida 34698

file a claim with the Clerk no later than

the date that the Clerk reports the funds

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court 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

Dated this 2nd day of December,

CLERK OF THE CIRCUIT COURT

STACY M. BUTTERFIELD, CPA

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, 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

SECOND INSERTION

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,

JR.,

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

All creditors of the decedent and

other persons having claims or de-

mands against decedent's estate, on

whom a copy of this notice is required

to be served, must file their claims

with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER

THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

A Personal Representative or cura-

tor has no duty to discover whether any

property held at the time of the decedent's death by the decedent or the de-

cedent'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 speci-

fied under s. 732.2211.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Robert D. Hines

Curator

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

24-01677K

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is: December 6, 2024.

Robert D. Hines, Esq.

Attorney for Curator

Suite B Tampa, FL 33612

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue.

Telephone: 813-265-0100

Secondary Email:

jrivera@hnh-law.com

December 6, 13, 2024

Email: rhines@hnh-law.com

set forth below.

ON THEM.

NOTICE.

BARRED.

Telephone: (727) 738-1100 December 6, 13, 2024 24-01674K

SECOND 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

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

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 December $\hat{6}$, 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 December 6, 13, 2024 24-01686K

SECOND 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 de-mands 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

SECOND 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 representative's attorney are set

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 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: 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: ahall@straughnturner.com December 6, 13, 2024 24-01693K 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.

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

Personal Representative ANGELETA HAZZARD 609 SE 2nd Street Mulberry, FL 33860

Attorney for sentative Personal Repre 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

SECOND 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@srblawvers.com Secondary Email: angelica@srblawyers.com December 6, 13, 2024 24-01676K

--- ACTIONS / SALES ---

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

DAVID E WILLIAMS, LLC, et al,

DAVID E. WILLIAMS, R.A.

TO: DAVID E WILLIAMS, LLC; C/O

Whose last known residence(s) is/are:

6314 W 10th St. Greely, CO 80634

and/or 7315 W 11th Street, Greeley, CO

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

Whose last known residence(s) is/are:

YOU ARE HEREBY required to

file your answer or written defenses, if 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

OTHER CLAIMANTS

Unknown

TRUST.

Plaintiff,

80634

Defendants.

POLK COUNTY

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 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 Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275. December 6, 13, 2024

24-01691K

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.,

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

SECOND INSERTION

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 ADDITION 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 proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing or voice impaired, call 711. WITNESS MY HAND AND SEAL

OF SAID COURT on this 25 day of No-

vember 2024. Stacy 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

SECOND 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-

Property Address: 1st AVENUE NE, MÜLBERRY, FL 33860 has been filed against you, and you are

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

U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,

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

ASSOCIATION, NOT IN ITS

DANIEL M. BLAKE, et al.,

Plaintiff, v.

Defendants.

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: Secondary E-Mail:

SECOND 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

E-Mail: Matthew@HowardLaw.com December 6, 13, 2024 24-01664K

berryw@walkerandtudhope.com suzzette@walkerandtudhope.com Dec. 6, 13, 20, 27, 2024 24-01685K

SECOND INSERTION

Notice in The Business Observer or by January 1, 2025, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

THE LAND REFERRED TO 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: 25-32-33-488000-001102

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, call 711.

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

Stacv 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 24-01690K December 6, 13, 2024

SECOND INSERTION

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

RIGHT-OF-

A DISTANCE

SOUTHERLY

S73°25'13"E

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, NING; THENCE CONTINUE Suite 2000, Lake Mary, Florida 32746, 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-LINE OF THE SOUTHEAST torney or immediately thereafter, at $255\,$

> tered 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.

N. Broadway Avenue, Bartow, Florida

33830, otherwise a default will be en-

Stacy M. Butterfield, CPA Clerk of the Court (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

DATED: 11-21-24

svihlen@vbvlaw.com 24-01675K December 6, 13, 2024

SECOND INSERTION

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

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

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

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

J.D. Manzo,



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

