

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

FIRST INSERTION

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

CASE NO. 2022CA001956000000
NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER,
Plaintiff, vs.
MICHAEL E IOVANNISCI, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 24, 2024, and entered in 2022CA001956000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and MICHAEL E. IOVANNISCI; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; POLK COUNTY, FLORIDA are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 21, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 37, COUNTRY TRAILS
PHASE FOUR UNIT ONE,
AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK
88, PAGE 9 AND 10, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.
Property Address: 9040 HAM-
MOCK LOOP, POLK CITY, FL

33868

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

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

Dated this 29 day of January, 2025.

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-003346 - MaM
Jan. 31; Feb. 7, 2025 25-00187K

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. 2023-CA-000158
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
JANICE A EDWARDS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 14, 2024 in Civil Case No. 2023-CA-000158 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Janice A Edwards, 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 21st day of February, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 94, RIDGE OF DUNDEE,
according to the Plat thereof, re-
corded in Plat Book 137, Page(s)

8 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: MRSservice@mccalla.com
Fla. Bar No.: 146803
McCalla Raymer Leibert Pierce, LLC
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
23-07832FL
Jan. 31; Feb. 7, 2025 25-00178K

FIRST INSERTION

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

Case No. 2024CA000530000000
Division 08
CROSSCOUNTRY MORTGAGE,
LLC
Plaintiff, vs.
CHRISTOPHER MORALES,
WISLANDE SULLY, VANESSA
SULLY, ORCHID TERRACE
PHASE 1 HOMEOWNERS
ASSOCIATION, INC., UNKNOWN
SPOUSE OF VANESSA SULLY,
AND UNKNOWN TENANTS/
OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 6, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 10, ORCHID TER-
RACE PHASE 1, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 176, PAGE(S) 1
THROUGH 7, INCLUSIVE, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
and commonly known as: 144 DE-
NALI ST, HAINES CITY, FL 33844;

including the building, appurtenances,
and fixtures located therein, at public
sale at 10:00 A.M., on-line at www.polk.realforeclose.com on May 6, 2025
to the highest bidder for cash after giving
notice as required by Section 45.031
F.S.

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

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

Dated : January 29, 2025
By: /s/ Donna Glick
Donna Glick
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2324544/wll
Jan. 31; Feb. 7, 2025 25-00186K

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice Is Hereby Given that Warren
Averett Staffing and Recruiting, LLC,
2500 Action Rd, Birmingham, AL
35243, desiring to engage in business
under the fictitious name of Warren
Averett Executive Search and Recruit-

ing, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
January 31, 2025 25-00185K

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice Is Hereby Given that Thunder
Buyer Inc., 435 Tolbert Ln SE, Lees-
burg, VA 20175, desiring to engage in
business under the fictitious name of
Resonant Clinical Solutions, with its

principal place of business in the State of Florida in the County of Polk will file an Application for Registration of Fictitious Name with the Florida Department of State.
January 31, 2025 25-00166K

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP0002190000XX
Division: ES
IN RE: ESTATE OF
JUDITH R. SAUS
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 JUDITH R. SAUS, deceased, File Number 25-CP0002190000 by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was October 28, 2024; that the total value of the estate is \$3,972.23 and that the names and address of those to whom it has been assigned by such order are:

ALBERT LANCE SAUS, 11455 88TH
Terrace North, Seminole, FL 33772-
3557

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against the estate of the decedent other than those for whom provisions for full payment was made in the Order of Summary Administration 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 CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 31, 2025.

Petitioner:
/s/Albert Lance Saus
ALBERT LANCE SAUS
11455 88th Terrace North
Seminole, FL 33772-3557

Attorney for Petitioner:
/s/Wesley R. Stacknik
WESLEY R. STACKNIK, Attorney
Florida Bar No. 0233341
6260 Seminole Boulevard
Seminole, FL 33772-6837
Telephone: (727) 398-4496
E-Mail: stackniklaw@yahoo.com
Jan. 31; Feb. 7, 2025 25-00180K

**PUBLISH
YOUR
LEGAL NOTICE**

**We publish all
Public sale,
Estate & Court-
related
notices**

- 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
- Simply email your notice to legal@businessobserverfl.com

**Business
Observer**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
LV20876_V5



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

--- PUBLIC SALES / ESTATE / ACTIONS ---

SECOND 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: FEBRUARY 24, 2025 JAMIES COLLISION CENTER 22491 US HWY 27 2012 VOLK 3VVDX7AJ6CM016439 \$1,062.00 THE SECRET COLLISION CENTER 3411 RECKER HWY 2010 MINC WMWMP3C57ATU78602 \$595.00 SALE DATE MARCH 24, 2025 THE SECRET COLLISION CENTER 3411 RECKER HWY 2021 TOYT JTDEPMAE6MJ181706 \$722.36
 January 24, 31, 2025 25-00133K

SECOND INSERTION
NOTICE OF PUBLIC SALE
 The following personal property of LOUIS H. ROBBINS, LOUIS H. ROBBINS REVOCABLE TRUST DATED 12/19/13 and KIMBERLY HOLIDAY, will, on February 5, 2025, at 10:00 a.m., at 9645 Cypress Lakes Drive, Lot #223, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
 1987 FUQU MOBILE HOME, VIN: FH3610155A, TITLE NO.: 0046260924, and VIN: FH3610155B, TITLE NO.: 0046131648
 and all other personal property located therein
 PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-3322)
 January 24, 31, 2025 25-00127K

SECOND INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO. 532023CP0020230000XX IN RE: ESTATE OF RICHARD ANTHONY HORLANDER, DECEASED.
 The administration of the estate of RICHARD ANTHONY HORLANDER, deceased, whose date of death was February 11, 2023, and whose Social Security Number is XXX-XX-XXXX, 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 name and address of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of the first publication of this Notice is January 24, 2025.
Personal Representative:
 /s/ Sara E. Hickerson SARA E. HICKERSON 1500 Jerstadt Way Kissimmee, Florida 34746 Attorney for Personal Representative: /s/ L. Edgar Barnhill III L. EDGAR BARNHILL III, ESQ. Florida Bar No. 338631 2799 Northwest Boca Raton Boulevard Suite 214 Boca Raton, Florida 33431 Telephone: 561-998-7999
 January 24, 31, 2025 25-00128K

SECOND INSERTION
CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING
 The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") will hold a public hearing and regular meeting as follows:
 DATE: February 12, 2025
 TIME: 1:30 PM
 LOCATION: Lake Alfred Public Library 245 N Seminole Avenue Lake Alfred, Florida 33850
 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
 Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
 District Manager
 January 24, 31, 2025 25-00142K

FOURTH INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA-000403-0000-00
DANNY FILMORE, Petitioner, v. LISA STILL, ESTATE OF TINA SEYMOUR, DECEASED, THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF TINA SEYMOUR, DECEASED, ESTATE OF SHIRLEY GRANT, DECEASED, HENRY SANCHEZ, DAVID SANCHEZ, FREDERICK GRANT, and ALAN WHITE, Respondents.
 TO: ESTATE OF TINA SEYMOUR, DECEASED, THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF TINA SEYMOUR, DECEASED, ESTATE OF SHIRLEY GRANT, DECEASED, and the UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF SHIRLEY GRANT, DECEASED, all addresses unknown.
 YOU ARE NOTIFIED that an action for partition, to quiet title, for declaratory judgment, and other relief regarding the following property in Polk County, Florida:
 Lot 157, Lakedale Addition to Anburndale, according to the map or plat thereof, recorded in Plat Book 7, Page 4, Public Records of Polk County, Florida.
 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Petitioner's/Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the first publication of this notice, 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 1/7/25
 Default Date 2/13/25
 STACY M BUTTERFIELD CLERK OF THE CIRCUIT COURT (Seal) By: Karen Cox As Deputy Clerk
 Petitioner's/Plaintiff's Attorney: Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309. Email: cadlawfirm@hotmail.com Jan. 10, 17, 24, 31, 2025 25-00075K

FOURTH INSERTION
PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS
 Notice is hereby given that the Peace Creek Village Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on **Thursday, February 6, 2025, at 1:00 p.m., at the Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida 33850.** Such public hearing only affects the boundary amendment parcel recently added to the District made up of 84.747 acres +/-.
 The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties to be located on land included within the District after boundary amendment completion, which will occur prior to the public hearing.
 The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, stormwater management improvements, utilities, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District.
 Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.
 There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.
 A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
 Ernesto Torres
 District Manager
 January 10, 17, 24, 31, 2025 25-00072K

SECOND INSERTION
HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS [EXPANSION PARCEL]

Notice is hereby given that the Hawthorne Mill North Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on February 19, 2025 at 9:30 a.m., or as soon thereafter as the matter may be heard, at the Holiday Inn Express & Suites Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.
 The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on the Expansion Parcel, which was added to the District pursuant to an Ordinance adopted by the City Commission of the City of Lakeland, Florida. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments.

The public hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and place to be specified on the record. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

District Manager
 January 24, 31, February 7, 14, 2025 25-00141K

SECOND INSERTION
NOTICE OF ACTION
 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CC007286
SERENO HOMEOWNERS ASSOCIATION INC., A Florida Not-For-Profit Corporation, Plaintiff, v. FUNDADOR ZELAYA-PEREZ; LUZ MARIA MONROY RAMIREZ & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.
 TO: ANY UNKNOWN PERSON(S) IN POSSESSION
 3181 Serendipity Way Davenport, FL 33896
 If alive, and if dead, all parties claiming interest by, through, under or against ANY UNKNOWN PERSON(S) IN POSSESSION, and all parties having or claiming to have any right, title, or interest in the property described herein. YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:
 Lot 298, Sereno Phase Two, according to the pla as recorded in Plat Book 166, Pages 41 through 43, of the Public Records of Polk County, Florida
 Property Address: 3181 Serendipity Way, Davenport, FL 33896
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on SERENO HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of 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.
 A copy of this Notice of Action, Complaint, and Lis Pendens were sent to the defendant(s) and addresses named above.
 AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 This is an attempt to collect a debt. Any information will be used for that purpose.
 Default Feb 13 25
 WITNESS my hand and the seal of this Court on 1-7-25.
 Stacy M. Butterfield Polk County Clerk of Court
 By Antonio Sparrow (SEAL) Deputy Clerk
 SERENO HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803
 January 24, 31, 2025 25-00137K

THIRD INSERTION
CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Cypress Creek Reserve Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on February 12, 2025 at 1:30 p.m. at Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

District Manager
 January 17, 24, 31, February 7, 2025 25-00113K

THIRD INSERTION
GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Groves at Lake Marion Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on February 12, 2025 at 11:00 a.m., at Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

District Manager
 January 17, 24, 31, February 7, 2025 25-00114K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
 CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com
 Business Observer
 LV10239

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

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CC007286
SERENO HOMEOWNERS ASSOCIATION INC., A Florida Not-For-Profit Corporation, Plaintiff, v. FUNDADOR ZELAYA-PEREZ; LUZ MARIA MONROY RAMIREZ & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

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.
A copy of this Notice of Action, Complaint, and Lis Pendens were sent to the defendant(s) and addresses named above.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
File No. 53-2025-CP-000090-0000-XX
PROBATE DIVISION
IN RE: ESTATE OF LUCY V. ROBBINS a/k/a, LUCY NELL ROBBINS,
The administration of the estate of LUCY V. ROBBINS a/k/a LUCY NELL ROBBINS, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830.

BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

SECOND INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 532024CP0039770000XX
IN RE: The Estate of FRANK MESSINA, Deceased.
The administration of the estate of FRANK MESSINA, deceased, File Number: File No: 532024CP0039770000XX, is pending in the Circuit Court for Polk County, Probate Division, the address of which is 930 E. Parker Street, Lakeland, FL 33801-1929.

against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 532023CC005606000000
DIVISION: MO
ARCPE 1, LLC, Plaintiff, vs. OMAR ZAYAS, et al., Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 4, 2024, entered in Case No. 532023CC005606000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which ARCPE 1, LLC, is the Plaintiff and OMAR ZAYAS; UNKNOWN SPOUSE OF OMAR ZAYAS; NEW GENERATIONAL REAL ESTATE INVESTOR, LLC; HAINES CITY HMA, LLC D/B/A HEART OF FLORIDA REGIONAL MEDICAL CENTER; PINES WEST HOMEOWNERS ASSOCIATION, INC., are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www.polk.realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida on February 19, 2025 at 10:00 a.m., EST, the following described property as set forth in said Final Judgment of Foreclosure:

CORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 300 KESWICK AVE., DAVENPORT, FL 33897
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.
/s/ Damian G. Waldman
Damian G. Waldman, Esq.,
Florida Bar No. 0090502
Law Offices of Damian G. Waldman, P.A.,
PO Box 5162,
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
E-Mail: damian@dwardmanlaw.com
E-Service: service@dwardmanlaw.com
Attorneys for Plaintiff
January 24, 31, 2025 25-00149K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532024CP0035500000XX
IN RE: ESTATE OF DARRYN GEORGE HERMANN SENOGA-ZAKE
Deceased.
The administration of the estate of DARRYN GEORGE HERMANN SENOGA-ZAKE, deceased, whose date of death was October 28, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 33830, file number 532024CP0035500000XX. The names and address of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is January 24, 2025.
Personal Representative
/s/ Valeria M. Colon-Vaello
VALERIA M. COLON-VAELLO
31986 Blue Passing Loop
Wesley Chapel, FL 33545
Attorney for the Personal Representative
/s/ Gadiel A. Espinoza
Gadiel A. Espinoza, Esq.
Florida Bar No. 121831
LAW OFFICE OF GADIEL A. ESPINOZA, PLLC
3632 Land O' Lakes Blvd. Ste. 104-1
Land O' Lakes, FL 34639
Tel. (813) 897-0295
Email: office@gadielespinozalaw.com
January 24, 31, 2025 25-00138K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-0010820000XX
IN RE: ESTATE OF BERNARD CONNOR, JR.
Deceased.
The administration of the estate of Bernard Connor, Jr., deceased, whose date of death was January 5, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREVER BARRED.
THE PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732-216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221.
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 January 24, 2025.
Personal Representative:
Arline Connor
727 W. 14th St.
Lakeland, Florida 33805
Attorney for Personal Representative:
Victor S. Kostro, Esq.
Florida Bar No.: 037974
Victor S. Kostro, P.A.
701 Thomas Barbour Drive
Melbourne, FL 32935
Telephone: (321) 608-4910
Fax: (321) 806-1395
Primary Email: vsk@kostrolaw.net
Secondary Email: kaycer@kostrolaw.net
January 24, 31, 2025 25-00150K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2024CA002135000000
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. RANDY VILLANUEVA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN SPOUSE OF JESSICA I. MORALES A/K/A JESSICA IVETTE MORALES; JESSICA I MORALES A/K/A JESSICA IVETTE MORALES; UNKNOWN SPOUSE OF RANDY VILLANUEVA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 17 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 10, BLOCK 1038, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 4-18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 36 SAWFISH LN, POINCIANA, FL 34759

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.
Dated this 15 day of January 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01535
January 24, 31, 2025 25-00120K

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 53-2024-CA-000917
GENUINE INVESTMENTS LAND TRUST, Plaintiff, vs. MKC3GROUP LLC, a Florida Limited Liability Company, and UNKNOWN OCCUPANT(S) IN POSSESSION, IF ANY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 19, 2024, and entered in Case No. 53-2024-CA-000917 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein GENUINE INVESTMENTS LAND TRUST, is the Plaintiff and MKC3GROUP LLC, a Florida Limited Liability Company; et al., are the Defendants, Stacy M. Butterfield as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by electronic sale at https://polk.realforeclosure.com, at 10:00 am EST on February 7, 2025, the following described property as set forth in said Final Judgment, to wit:
Lot 17, TURNBERRY, according to the plat thereof recorded in Plat Book 110, Pages 40 and 41, in 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(s) as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031 before the clerk reports the surplus as unclaimed.
If you are a person with a disability w/f 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 West Palm Beach, Florida this 17th day of January, 2025.
WARD DAMON, PL
4420 Beacon Circle
West Palm Beach, FL 33407
Telephone: (561) 842-3000
pwnerner@warddamon.com
wrojias@warddamon.com
litservice@warddamon.com
By: /s/ Phil J. Werner
Phil J. Werner
EBN: 1031757
January 24, 31, 2025 25-00151K

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 02/07/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2000 WINN mobile home bearing vehicle identification numbers 8D610839MA

and 8D610839MB and all personal items located inside the mobile home. Last Tenant: Jennifer Lynn Ries and Rebecca Jane Shiver. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.
January 24, 31, 2025 25-00147K

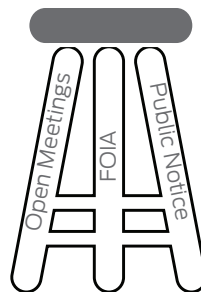
SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA-000037-0000-00
ALLIED FIRST BANK SB DBA SERVNBANK Plaintiff(s) vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NETTIE L. CAYLOR, DECEASED; JEFFERY ORR; ISPC; 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, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s)
Notice is hereby given that pursuant to a Final Judgment entered on OCTOBER 24TH, 2024, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:
LOT 56, QUAIL TRAIL, ACCORDING 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 # COSGASC012076B; TITLE # 21418409 AND # 21418408. (RETIRED)
Property Address: 1831 QUAIL TRL, LAKELAND, FL 33810
to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 14TH day of FEBRUARY, 2025.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of the Court on this 10th day of January, 2025.
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P.O. Box 9000
Bartow, Florida 33831-9000 (SEAL) By /s/ Ashley Saunders
Deputy Clerk
January 24, 31, 2025 25-00122K

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence

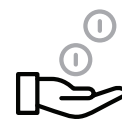


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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