FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

Case Number: 25CP-64 IN RE: ESTATE OF

**David Franklin Rodgers** 

deceased.

The administration of the estate of

David Franklin Rodgers, deceased,

Case Number 25CP-64, is pend-

ing 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 per-

sonal 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 has been

served must file their claims with this Court ON OR BEFORE THE

LATER OF 3 MONTHS AFTER
THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE OR

30 DAYS AFTER THE TIME OF SERVICE 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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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

Debra Kav Meyer

Personal Representative

Address: 5600 Starling Drive, Mulberry, FL 33860

OF THIS NOTICE.

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

JANUARY 31 - FEBRUARY 6, 2025

## POLK COUNTY LEGAL NOTICES

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

#### FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of February 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Gamill, Katrice TVs, Boxes, Furniture, Couch, Pillows, HI Chair; Mckee, Robert Trash; Hall, Frances Furniture, TVs, Electronics, Home Goods: Hancock, Luther Motorized Scooter, Cart; Harrison, Javon Bedroom Set, Tables, Chairs, Boxes, Misc Sale is subject to cancellation in the event of settlement between owner and obligated party.

25-00154K Jan. 31; Feb. 7, 2025

## FIRST INSERTION

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the

undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of February 2025 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. Wilcox, Aaron Totes, Nightstands, Washer Dryer, Furniture, Trash Bags, Suitcases; Anderson, Vontrese Bags, Boxes, Clothes, Furniture, Misc; Heard, Samantha M. Clothes, Bags, Misc; Gerety, Stephen Totes, Golf Clubs, Misc; Gerety, Stephen Boxes, Totes, Electronics, Cassettes, Misc Sale is subject to cancellation in the event of settlement between owner and obli-

gated party. Jan. 31; Feb. 7, 2025

## FIRST INSERTION

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the

undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of February 2025 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. Elliott, Latrice Trash, Totes, Generator, Shelves, Cans, Bags, Misc; Navarro, Jose Windows, Tools, Tire, Gas Can, Bed. Toys. Misc: KKGLASS, AGN Car windshield, shelve; Christie, David Furniture, Beds, Electronics, Boxes, Misc Sale is subject to cancellation in the event of settlement between owner and

25-00156K Jan. 31; Feb. 7, 2025

## 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 Poly Dowel Inc located at 2725 S. Combee Road in the City of Lakeland, Polk County, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of January, 2025. Adena Lakeland LLC Randy Payne

January 31, 2025 25-00169K

## FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that Jonathan Rodriguez Marrero owner of Harsel LLC, desiring to engage in business under the Fictitious Name of Smash 'N' Dough located at 3902 Charter Road in the City of Lakeland, Polk County, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of January, 2025. Jonathan Rodriguez Marrero 25-00170K January 31, 2025

#### FIRST INSERTION

SOLTERRA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RESCHEDULED MEETING AND PUBLIC WORKSHOP

Notice is hereby given that the Board of Supervisors ("Board") of the Solterra Community Development District ("District") has rescheduled the monthly Board of Supervisors meeting currently scheduled for Friday, February 7, 2025, to Friday, February 14, 2025, at 10:00 a.m. at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837. A copy of the agenda may be obtained at the offices of the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132.

Furthermore, the Board will hold a public workshop of the District immediately before the rescheduled February Board meeting on Friday, February 14, 2025, at 8:00 a.m. at the Solterra Resort Amenity Center, 5200 Solterra Boulevard,  $\label{eq:Davenport} \textbf{Davenport}, \textbf{Florida~33837}, \text{ for the purpose of discussing the District's amenity policies. A copy of the agenda may be obtained at the offices of the District Manager, c/o$ Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132.

The public workshop and Board meeting are open to the public and will be con $ducted\ in\ accordance\ with\ the\ provisions\ of\ Florida\ law\ for\ community\ development$ districts. The public workshop and Board meeting may each be continued to a date, time, and place to be specified on the record at such public workshop or at the Board meeting, respectively. There may be occasions when Board Supervisors or District staff may participate by speaker telephone.

Any person requiring special accommodations at the public workshop and/or the Board meeting because of a disability or physical impairment should contact the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132 ("District Manager's Office") at least three (3) business days prior to the public workshop and Board 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.

No Board decisions shall be made at the public workshop. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that this same 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

Barry Jeskewich District Manager January 31, 2025

25-00174K

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 532024CP0036940000XX IN RE: ESTATE OF CLOYIS A SULLIVAN,

Deceased.

The administration of the estate of CLOYIS A SULLIVAN, Deceased, whose date of death was September 25, 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

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 January 31, 2025.

#### WARREN SULLIVAN, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 1610TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawvers.com Secondary Email: Jennifer@srblawyers.com Jan. 31; Feb. 7, 2025 25-00160K

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

PROBATE DIVISION File No. 53 2024 CP 004189 0000 XX **Division Probate** 

IN RE: ESTATE OF GLENN R. POCCI. Deceased.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with 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 FLORIDA STATUTES SEC-TION 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.

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 January 31, 2025.

#### Personal Representative: JOHN M. PEKARIK

4123 Hunt Road Fairfax, VA 22032 Attorney for Personal Representative: STEVEN H. LINDE, ESQ Florida Bar Number: 72089 LINDE LEGAL, PLLC 2332 Galiano Street, 2nd Floor Coral Gables, Florida 33134 Telephone: (305) 722-5533 E-Mail: steven@lindelegal.com Jan. 31; Feb. 7, 2025 25-00153K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2024-CP-002274 IN RE: ESTATE OF VICTOR MANUEL AGUILAR

The administration of the estate of VIC-TOR MANUEL AGUILAR OCHOA, deceased, whose date of death was March 7, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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-

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 31, 2025.

#### Personal Representative[s]: ROSALYN AGUILAR

c/o K. Wade Boyette, Jr. 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

## FIRST INSERTION

OCHOA.

Deceased.

THIS NOTICE ON THEM.

Telephone: 352-394-2103 Fax: 352-394-2105 Email: wboyette@bcnlawfirm.com aclark@bcnlawfirm.com

Jan. 31; Feb. 7, 2025 25-00161K

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA File No. 53-2024-CP-002348-XX-14 **Division PROBATE** IN RE: ESTATE OF MICHELLE D. LOYOLA

Deceased.

The administration of the estate of MICHELLE D. LOYOLA, deceased, whose date of death was September 6, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is . 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 January 31, 2025.

#### Personal Representative: JUAN WINFORD SANCHEZ

5745 VAUGHN ROAD. BARTOW, FLORIDA 33830 PHONE (863) 370-7476 Attorney for Personal Representative: JORGE A. RODRIGUEZ, ESQUIRE Email Addresses: Lawofficeofjorgerodriguez@gmail.com LAW OFFICE OF JORGE A. RODRIGUEZ CITIGROUP CENTER 201 SOUTH BISCAYNE BOULEVARD

MIAMI, FLORIDA 33131 PHONE (786) 512-3000 Florida Bar No. 00993506

Jan. 31; Feb. 7, 2025 25-00176K

114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787

mwill is on @mwill is on.com

notice is January 31, 2025.

MICHAEL H. WILLISON, P.A.

Michael H. Willison, Esquire

Attorney for Personal Representative Jan. 31; Feb. 7, 2025 25-00175K

## FIRST INSERTION

NOTICE OF SUMMARY ADMINISTRATION (Intestate) IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP0002190000XX

#### Division: ES IN RE: ESTATE OF JUDITH R. SAUS Deceased.

The administration of the estate of JU-DITH R. SAUS, 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. The estate is intestate. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below

Any interested person on whom a copy of the Notice of Summary Administration is served must object to qualifications of the Petitioner, venue, or jurisdiction of the court, by filing a petition or other pleading requesting relief in accordance with the Florida Probate Rules, WITHIN 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER

Any person entitled to exempt property is required to file a peti-tion for the determination of exempt property WITHIN THE TIME PROVIDED BY LAW OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED. Any person

entitled to elective share is required to file an election to take elective share WITHIIN THE TIME PRO-VIDED BY LAW OR THE RIGHT TO CLAIM AN ELECTIVE SHARE IS DEEMED WAIVED.

#### Petitioner: /s/Albert Lance Saus ALBERT LANCE SAUS, Petitioner 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

## FIRST INSERTION

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

File No. 532024CP0011220000XX IN RE: ESTATE OF CARLOS ORTIZ, JR. **Deceased.**The administration of the estate

of CARLOS ORTIZ, JR., deceased, whose date of death was February 15, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands

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

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

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 31, 2025. **Personal Representative:** 

## /s/ Tracey Badgley Ortiz TRACEY BADGLEY ORTIZ

334 7th St SW Winter Haven, Florida 33880 Attorney for Personal Representative: /s/ Rodolfo Suarez Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620

Miami, Florida 33156 Telephone: (305) 448-4244 E-Mail: rudy@suarezlawyers.com Jan. 31; Feb. 7, 2025 25-00179K



## CALL 941-906-9386

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

#### FIRST INSERTION

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

CASE NO.: 2022-CA-001242 PENNYMAC LOAN SERVICES, LLC,

Plaintiff, v. HEATHER S. WHITWORTH, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on February 26, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Tract 3 of the unrecorded plat of Trails of Lake Daisy more particularly described as: That part of Sections 25 and 36, Town-ship 28 South, Range 26 East, Polk County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Section 25 for a point of reference; thence run South 89°42'28" West, a distance of 30.00 feet to the Westerly right of way line of Lake Daisy Road; thence run North 00°18'21" West along the said Westerly right of way line a distance of 133.40 feet to the Point of Beginning; from the said Point of Beginning run South 89°41'39" West, a distance of 195.00 feet; thence run South 60°41'01" West a distance of 430.40 feet to an intersection with the beginning of a curve concaved Southwesterly with a central angle of 26°20'48" and a radius of 240.16 feet; thence run Northwesterly along the arc of the said curve, an arc distance of 110.43 feet for a chord-bearing of North 21°05'21" West and a chord distance of 109.46 feet to the end of the said curve and the beginning of a second curve concaved Southwesterly, with a central angle of 04°26'05" and a radius of 1162.83 feet; thence run Northwesterly along the arc of the said curve, an arc distance of 90.00 feet for a chord-bearing of North 36°28'48" West and a chord-distance of 89.98 feet to

tance of 153.94 feet; thence run North 56°29'31" East, a distance of 104.65 feet; thence run North 13°59'50" East a distance of 55.11 feet; thence run North 88°35'22' East, a distance of 458.40 feet to the said Westerly right of way of Lake Daisy Road; thence run South 00°18'21" East, along the said Westerly right of way line a distance of 199.42 feet to the said Point of Beginning.

210 Old Property Address: Spanish Way, Winter Haven, FL 33884

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida 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 as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.

SUBMITTED on this 27th day of January, 2025.

TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff

OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Jan. 31; Feb. 7, 2025 25-00168K

## FIRST INSERTION

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

the end of the said curve; thence

run North 42°07'11" East, a dis-

Case #: 532024CA002611000000 DIVISION: 8

Truist Bank, successor by merger to SunTrust Bank Plaintiff, -vs.-

James E. Leuteritz a/k/a James

Leuteritz; Unknown Spouse of James E. Leuteritz a/k/a James Leuteritz; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all

Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil No. 532024CA002611000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County. by merger to SunTrust Bank, Plaintiff and James E. Leuteritz a/k/a James Leuteritz 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 February 14, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 67 AND THE SOUTH 13 FEET OF LOT(S) 68, OF SEC-

or email

OND REPLAT OF A PART OF "LAKE ELBERT HEIGHTS", UNIT 2, AS RECORDED IN PLAT BOOK 42, PAGE 23, ET SEQ., OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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 COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-777 OR FLORIDA RELAY SERVICE 1-800-955-8770. Submitted By:

ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd.,

Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707

24-331091 FC01 SUU

Jan. 31; Feb. 7, 2025 25-00159K

#### FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

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

CASE NO. 2024CA003403000000 PLANET HOME LENDING, LLC, Plaintiff, vs.
MIGUEL A. CRUZ A/K/A MIGUEL

CRUZ AND ANA BORRERO. et. al.

Defendant(s). TO: ANA BORRERO

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOT 53, ROLLING OAK LOT 53, ROLLING OAK RIDGE, A SUBDIVISION AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, PAGES 21 AND 22, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 3-3-25 / (30 days from Date of First Publica tion 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 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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 22 day of January, 2025. Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Ashley Saunders DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave.,

Suite 100 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com 24-225413

Jan. 31; Feb. 7, 2025 25-00152K

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION

CASE NO.: 2024CA000693000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B. Plaintiff, v.

CHRISTOPHER FRANKLIN, et al., Defendants.
NOTICE OF SALE PURSUANT TO

CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated November 12, 2024, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated January 16, 2025, issued in and for Polk County, Florida, in Case No. 2024CA000693000000, wherein WILMINGTON SAVINGS FUND SO-CIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B is the Plaintiff, and CHRISTOPHER FRANKLIN, CITY OF LAKELAND, A FLORIDA MUNICIPAL CORPO-RATION, ROBERT W. BARFIELD, D/B/A PEST STOP PEST MANAGE-MENT, INC. and UNKNOWN TEN-ANT #1 N/K/A BETTINA DIXON are the Defendants.

The Clerk of the Court, STACY BUT-TERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031. Florida Statutes. on February 20, 2025, 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:

THE SOUTH 1/2 OF LOT 5,

NOTICE OF SALE PURSUANT TO

CHAPTER 45

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 2023-CA-006726

QUEST TRUST COMPANY FBO

JAMES P BARCZ IRA #4036321,

CLAUDIA P. CORONADO, et al.,

Defendant(s).
NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure

dated January 13, 2025, and entered in

Case No. 2023-CA-006726 of the Cir-

HEIGHTS, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 39,

PAGE 33 OF THE PUBLIC RE-

CORDS OF POLK COUNTY,

FLORIDA.
PARCEL IDENTIFICATION
NUMBER: 23-28-15-086000-

Plaintiff, vs.

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

Property Address: 621 W 4th St, Lakeland, FL 33805

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

IMPORTANT

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

Dated: This 27th day of January, 2025. 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/ Jeffrey Seiden Jeffrey M. Seiden, Esq. Florida Bar No.: 57189

E-Mail: Jeffrey@HowardLaw.com Jan. 31; Feb. 7, 2025 25-00167K

N. CHESTNUT ROAD, LAKE-

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 en-

large the time of the sale. Notice of the

changed time of sale shall be published

\*\*See 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 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.

Telephone: (727) 538-4160

Facsimile: (727) 240-4972

Attorneys for Plaintiff

Jan. 31; Feb. 7, 2025

 $Email\ 1:\ damian@\ dwaldmanlaw.com$ 

E-Service: service@dwaldmanlaw.com

Waldman, P.A.

PO Box 5162,

Largo, FL 33779

PROPERTY

as provided herein.

LAND, FL 33815

ADDRESS: 621

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. 2024CA001665000000 Village Capital & Investment LLC, Plaintiff, vs.

Angela Giudice, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Re-scheduling Foreclosure Sale, entered in Case No. 2024CA001665000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and Angela Giudice; Christopher Burris; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 14th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 43, ROCKRIDGE RANCH ETTES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH

FIRST INSERTION

DOUBLEWIDE MO-BILE HOME WITH VIN#S 146M8445A AND 146M8445B TAX ID: 23-26-23-000550-000430

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

If you are a person with a disability

who needs 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 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 effectively participate in the court program

Dated this 23rd day of January, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brock and scott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00669 Jan. 31; Feb. 7, 2025 25-00164K

#### FIRST INSERTION

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

CIVIL DIVISION CASE NO: 2023CA004790000000 DAVE MURACO,

Plaintiff, v. GREGORY WIDRICK, et al,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure dated January 17, 2025, and entered in 2023CA004790000000, of the Circuit Court in and for POLK County Florida, wherein Dave Muraco, is Plaintiff and Gregory Widrick, Nichole Widrick and United States of America, Internal Revenue Service are Defendant(s), the POLK County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on February 21, 2025 at 10:00 AM via on-line at www.polk. realforeclose.com, the following described property: LOT 49, CHELSEA WOODS

AT PROVIDENCE. ACCORD-ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 132 PAGES 3 THROUGH 7, INCLUSIVE, OF THE PUBLIC

RECORDS OF POLK COUNTY. FLORIDA. Property Address: 521 Chelsea

Ave Davenport FL 33837 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

Lis Pendens must file a claim within

sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less

than 7 days; if you are hearing or voice

impaired, call 711. The JD Law Firm Attorney for Plaintiff P.O. Box 696 Winter Park, FL 32790 (407) 864-1403 Jeff@TheJDLaw.com By: /s/ D. Jefferson Davis D. Jefferson Davis, Esq. Fla. Bar No.: 0073771 Jan. 31; Feb. 7, 2025

25-00165K

## FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 2023CA-005923-0000-00 VILLAGE CAPITAL & INVESTMENT LLC,

Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD M. RENNON; RICHARD EDWARD DONOHUE MISTY ROSE ESTER A/K/A MISTY R. ESTER AKA MISTY ESTER: DIANE HARRIS; TYREL JAMES HEIN; KIM RENEE PATTERSON A/K/A KIM RENEE RENNON; RICHARD WILLIAM RENNON A/K/A RICHARD W. RENNON AKA RICHARD RENNON, JR.; UNKNOWN TENANT IN

POSSESSION OF THE SUBJECT PROPERTY,

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 www.polk.realforeclose.com at, 10:00 AM on the 21 day of February, 2025, the following described property as set forth in said Final Judgment, to

LOT 29, OF THE VILLAGE-LAKELAND UNIT NO. 4 AD-DITION, ACCORDING TO THE MAP OR PLAT THERE-OF, RECORDED IN PLAT BOOK 86, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA TOGETHER WITH MOBILE HOME SITUATED

THEREON WHICH IS AF-FIXED TO THE AFORE-MENTIONED REAL PROP-ERTY AND INCORPORATED HEREIN AND WHICH IS IN-TENDED BY ALL PARTIES TO CONSTITUTE A PART OF THE REALTY AND TO PASS WITH

SAID MOBILE HOME IS IDENTIFIED AS FOLLOW: 1989 BARRINGTON BEARING VIN NUMBERS FLFLJ33 A/B

PROPERTY ADDRESS: 432 OAK RIDGE W, LAKELAND, IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

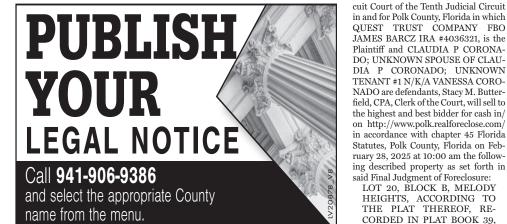
If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Re lay Service), as much in advance 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 24 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

23-02128 / Bidder Number: 6822 Jan. 31; Feb. 7, 2025



legal@businessobserverfl.com **Observe**l

## --- 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 DEVELOP-MENT; 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

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

IMPORTANT

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

Dated this 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: flmail@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, 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, recorded 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 Robvn 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 McCalla Ravmer Leibert Pierce, LLC 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPavable@mccalla.com Counsel of Plaintiff 23-07832FL

25-00178K

Jan. 31; Feb. 7, 2025

## FIRST INSERTION including the building, appurtenances,

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, Plaintiff, vs. CHRISTOPHER MORALES, WISLANDE SULLY, VANESSA SULLY, ORCHID TERRACE PHASE 1 HOMEOWNERS ASSOCIATION, INC., UNKNOWN SPOUSE OF VANESSA SULLY, ND 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; 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

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

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this ntitled at 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 25-00186K Jan. 31; Feb. 7, 2025

## 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 Recruiting, 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

## FIRST INSERTION

January 31, 2025

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Thunder Buyer Inc., 435 Tolbert Ln SE, Leesburg, 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.

25-00185K

January 31, 2025

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

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

ABOVE ESTATE:

it has been assigned by such order are: ALBERT LANCE SAUS, 11455 88TH Terrace North, Seminole, FL 33772-

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 NO-TICE ON THEM. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREEVER 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

# **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



Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE

HILLSBOROUGH • PASCO

PINELLAS • POLK • LEE

**COLLIER • CHARLOTTE** 

# --- ACTIONS / SALES ---

#### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-001855 TANGLEWOOD PRESERVE

OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION, INC., A Florida Not for Profit Corporation,

Plaintiff, vs.
JAMIL JOSE RIVERA TORRES, individually; and ALL UNKNOWN TENANTS/OWNERS. Defendant

Jamile Jose Rivera Torres 108 Hawthorne Way Davenport, Florida 33896 All Unknown Tenants/Owners 108 Hawthorne Way Davenport, Florida 33896

YOU ARE NOTIFIED that an action for declaratory judgment that Defendant, Owner, is in violation of the provisions of the Declaration against the real property in Polk County Florida, commonly known as 108 Hawthorne Way, Davenport, Florida 33896, and more particularly described as:

LOT 2, TANGLEWOOD PRE-SERVE, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 163, PAGES 31 THROUGH 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff's

attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 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 the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for four consecutive weeks in Business Observer.

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 2-24-25 DATED: 1-17-25

Stacv M. Butterfield Clerk of the Court for Polk County, Florida (SEAL) By: /s/ Ashley Saunders Deputy Clerk

DI MASI | BURTON, P.A., Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 Jan. 31; Feb. 7, 14, 21, 2025

## FIRST INSERTION

POLK COUNTY

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE COUNTY COURT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO. 2024CC002060 TIERRA DEL SOL EAST HOMEOWNERS ASSOCIATION INC., a Florida Not-For-Profit Corporation,

WOLFGANG S. OLIVAREZ QUINTERO; UNKNOWN SPOUSE OF WOLFGANG S. OLIVAREZ QUINTERO & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated January 24. 2025, and in Case No. 2024CC002060 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which TIERRA DEL SOL EAST HOMEOWNERS ASSOCIATION INC., the Plaintiff and WOLFGANG S OLIVAREZ QUINTERO AND UN-KNOWN SPOUSE OF WOLFGANG S. OLIVAREZ QUINTERO N/K/A KA-TIANA BALBUENA 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 February 28, 2025, the following described property set forth in the Final Summary Judgment:

Lot 44 of Tierra Del Sol East Phase 1, a Replat, according to the plat thereof as recorded in Plat Book 178, Page(s) 21, of the

Public Records of Polk County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 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 re-ceiving 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 28th day of January 2025 By: /s/ Karen J. Wonsetler Karen J. Wonsetler, Esq. Florida Bar No. 140929 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843

Attorney for Plaintiff Jan. 31; Feb. 7, 2025 25-00183K

## FIRST INSERTION

## NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY

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

COUNTY

CIVIL ACTION NO:
2024CA003743000000 **Civil Division** 

IN RE:

LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIERIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF EDDIE KING, DECEASED; UNKNOWN TENANT(S) IN POSSESSION, IF ANY, et al,

Defendant(s),
TO: UNKNOWN HEIRS, BENEFI-CIERIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF EDDIE KING, DECEASED

NOTICE FOR PUBLICATION YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the

following property in POLK County, LOT 419, LAKESIDE LAND-INGS PHASE ONE ACCORD-ING TO THE PLAT AS RE-

CORDED IN PLAT BOOK 147, PAGES 45-55 OF THE PUBLIC RECORDS OF POLIK COIUN-TY, 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 LAKESIDE LANDINGS 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 January 1, 2025. (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.

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

WITNESS my hand and the seal of said court at POLK County, Florida on this 25 day of November, 2024.

STACY M BUTTERFIELD As Clerk, Circuit Court POLK County, Florida (SEAL) By: Asuncion Nieves As Deputy Clerk

/s/ Jared Block Florida Community Law Group, P.L. Jared Block, Esq. P.O. Box 292965 Davie, FL 33329-2965 Phone: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com Fla Bar No.: 90297 Jan. 31; Feb. 7, 2025 25-00182K

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2022CA001448000000 ALLIED FIRST BANK, SB DBA SERVBANK Plaintiff(s), vs. CHRISTINE D. BRIGGS; KIMBER

VICTORIA; DENNIS BRIGGS; NORMAN D. BRIGGS; FORD MOTOR CREDIT COMPANY LLC; MIDFLORIDA CREDIT UNION FKA MIDFLORIDA FEDERAL CREDIT UNION; POLK COUNTY, FLORIDA, CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE; THE UNKNOWN TENANT IN POSSESSION

Defendant(s). NOTICE IS HEREBY GIVEN THAT. pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 5, 2024 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of March, 2025 at 10:00 AM on the following described property as set forth in said Final Judg-

ment of Foreclosure or order, to wit: LOT 12, BLOCK B, PHASE ONE LOST LAKE PARK, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN BOOK 58, PAGE(S) 41, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. Property address: 6610 Chippendale Road, Lakeland, FL 33809 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.

AMERICANS WITH DISABILI-TIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, 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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 22-001997-1

Jan. 31; Feb. 7, 2025

25-00158K Dundee, FL 33838

## FIRST INSERTION

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

Case No.: 532024CA004057000000 SERVIS ONE INC. D/B/A BSI FINANCIAL SERVICES, Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF PATRICK MALONE, DECEASED; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendant. To the following Defendant(s): THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF PATRICK MALONE, DECEASED (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

LOT 222, THE RIDGE AT SWAN LAKE, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 146, PAGE(S) 38 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 1884 Amber Sweet Circle,

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before February 20, 2025 a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the 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 provisions of certain assistance. Please contact the Court Administrator at Polk County Courthouse, 255 North Broadway, Bartow, FL 33831-9000, Phone No. (863) 534-4000 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 14 day of February, 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By /s/ Asuncion Nieves

As Deputy Clerk Kelley Kronenberg Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324 Jan. 31; Feb. 7, 2025 25-00162K

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

the undersigned, desiring to engage in business under the Fictitious Name of Davenport Local Digital and Print Company located at 214 LOMA DEL

NOTICE IS HEREBY GIVEN that business under the Sherbrook Avenue in the City of

ister the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of January, 2025. Tyler C Bouchard

SOL DR in the City of DAVENPORT. Polk County, FL 33896 intends to reg-

January 31, 2025 25-00177K

FIRST INSERTION

--- PUBLIC SALES ---

FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

Number 865.09

the undersigned, desiring to engage Fictitious Name of A50 Pro located at 2129 Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of January, 2025. Paul Roberts 25-00171K

January 31, 2025

## SUBSEQUENT INSERTIONS

## --- PUBLIC SALES ---

## SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Herbert William McKinney will on the 12th day of February 2025, at 10:00 a.m., on property at 284 Fish Haven Road, Auburndale, Polk County, Florida 33823, in Fish Haven be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

SECOND INSERTION

GROVES AT LAKE MARION 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 Groves at Lake Marion Community Development District ("District") will hold a public hearing and regular meeting as

Year/Make: 1980 CIAS Mobile Home VIN No.: EE22053A Title No.#: 19447616 And All Other Personal Property Therein PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 January 24, 31, 2025

25-00134K

## --- ESTATE ---

## FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 53-2023CP-004735-0000-XX

Division: 14 IN RE: ESTATE OF JANET LOUISE VOLLINGER BLACKFORD A/K/A JANET VOLLINGER BLACKFORD

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 Janet Louise Vollinger Blackford a/k/a Janet Vollinger Blackford, deceased, File 53-2023CP-004735-0000-XX, 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 26, 2023; that the total value of the estate is less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Kimberly J. Blackford 404 Ruby Lake Place Winter Haven, FL 33884 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is January 31, 2025. Person Giving Notice: /s/ Kimberly J. Blackford

Kimberly J. Blackford 404 Ruby Lake Place Winter Haven, Florida 33884 Attorney for Person Giving Notice: /s/ Dana M. Fragakis Dana M. Fragakis, Esq. Attorney for Giving Notice Florida Bar Number: 351740 DANA M. FRAGAKIS LAW, PLLC 999 Vanderbilt Beach Road, Ste 200 Naples, FL 34110 Telephone: (239) 331-7977 Fax: (239) 610-3168

E-Mail: dana@southwestfllaw.com Secondary E-Mail:

25-00184K

leslie@southwestfllaw.com

Jan. 31; Feb. 7, 2025

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO .:

2023CA-005222-0000-00 PENNYMAC LOAN SERVICES, Plaintiff, vs. DAVID W. WOODWARD A/K/A DAVID WAYNE WOODWARD; GOODLEAP, LLC; UNKNOWN SPOUSE OF DAVID W. WOODWARD A/K/A DAVID WAYNE WOODWARD; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT

PROPERTY,

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 18 day of February, 2025, the following described property as set forth in said Final Judgment, to

LOT 1, BLOCK 1, PINEHURST SUBDIVISION, ACCORD-ING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: TENNESSEE ST, HAINES CITY, FL 33844 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN- ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 22 day of January 2025. Bar Number: 93156

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 eservice@decubaslewis.com

25-00163K

Jan. 31; Feb. 7, 2025

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq.

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

DATE: February 12, 2025 TIME: 11:00 AM LOCATION: Lake Alfred Public Library 245 N Seminole Avenue

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.

Lake Alfred, Florida 33580

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  $% \left\{ 1\right\} =\left\{ 1$ 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

25-00140K

## --- ACTIONS / SALES ---

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN

AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CA0006030000LK U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST , STEVEN M WOLFE: UNKNOWN

SPOUSE OF STEVEN M. WOLFE; 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 January 6, 2025 in Civil Case No. 2022CA0006030000LK, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and STEVEN M WOLFE; UNKNOWN SPOUSE OF STEVEN M. WOLFE; ANY AND ALL UN-KNOWN 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS 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 February 7, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 9, HARTRIDGE MANOR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 14, PAGE 9, 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.

IMPORTANT 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 January, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ John J. Cullaro John J. Cullaro 2025.01.15 15:20:18-05'00' FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1092-13160B

January 24, 31, 2025

## THIRD INSERTION

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

CASE NO. 2024-CA-004611 MICHAEL ANGELO PEREZ CORIANO and AILEEN B. Plaintiffs, v. DIANE JIEUN LEE a/k/a DIANE LEE a/k/a DIANE MCLEAN; JUNG TAEK KIN as an heir or beneficiary of YOUNG LEE; CHRIS KIN, as an heir or beneficiary of JUNG TAEK KIN; the unknown heirs, devisees, grantes, assigneees lienors, creditors, trustees, and all other parties claiming an interest by, through, or under the ESTATE OF YOUNG LEE, DECEASED; and the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all other parties claiming an interest by, through, or under the ESTATE OF JUNG TAEK

**Defendants**.

TO: DEFENDANTS, THE UN-KNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, OR UNDER THE ESTATE OF YOUNG LEE, DECEASED; AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, OR UNDER THE ES-TATE OF JUNG TAEK KIN.

YOU ARE NOTIFIED that an action has been filed against you to quiet title on the following property located in Polk County, Florida:

Lot 11, Block 1060, Poinciana Neighborhood 4, Village 7, according to the Plat thereof, recorded in Plat Book 53, Page(s) 4 through 18, of the Public Records of Polk County, Florida.

25-00126K

You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose addres is Krinzman, Huss Lubetsky Feldman & Hotte | Awerbach Cohn Perez, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiffs' 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.

Default Feb 17 2025 WITNESS, my hand and seal of this Court on this 9 day of Jan, 2025

STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT (Seal) By: Antonio Sparrow

Deputy Clerk Jacqueline F. Perez, Esquire, Plaintiffs' Attorney, Krinzman, Huss Lubetsky Feldman & Hotte | Awerbach Cohn Perez, 28100 U.S. Hwy. 19 North,

Suite 104, Clearwater, Florida 33761 Jan. 17, 24, 31; Feb. 7, 2025

25-00102K

## SECOND INSERTION

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

DIVISION CASE NO. 2023CA006871000000 TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING

AND TRUST COMPANY, KAREEM GIVENS, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST JEFFERY J. GIVENS A/K/A JEFFERY JAMES GIVENS, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property

LOT 51, KRENSON WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Jamie Juster, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155. Orlando, FL 32801 on or before 2-24-25, a date which is within thirty (30) days after the first publication of this Notice in 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 demand in the complaint

Witness my hand and seal of this Court this 17 day of January, 2025.

STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY (SEAL) By Ashley Saunders As Deputy Clerk

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Kimberlee.Masters@mccalla.com 23-06986FL

January 24, 31, 2025

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND  $FOR\ POLK\ COUNTY,\ FLORIDA$ CASE NO.:

532023CA004360000000 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V,

Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JOSE D. REYES, DECEASED; ET AL,

Defendant(s). To the following Defendant(s): LUIS REYES COLLAZO A/K/A JOSE L. REYES

(Last Known Address: 6236 ALA-BAMA AVENUE, LAKELAND, FL

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

described property: COMMENCING 130.0 FEET SOUTH AND 256.66 FEET WEST OF THE SOUTHWEST CORNER OF LOT 11, BLOCK 2, HASKELL HOMES, A SUB-DIVISION RECORDED IN PLAT BOOK 45, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN NORTH 0 DEGREES 01 MINUTES 15 SECONDS WEST 340.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE NORTH O DEGREES OI MINUTES 15 SECONDS WEST, 90.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST 110.0 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 15 SECONDS EAST 90.0 FEET; THENCE

SOUTH 89 DEGREES 58 MIN-UTES 45 SECONDS WEST, 110.0 FEET TO THE POINT OF BEGINNING, LYING AND BE-ING IN SECTION 24, TOWN-SHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLOR-IDA.

PROPERTY ADDRESS: 6236 ALABAMA AVENUE, LAKE-LAND, FL 33813

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscavne Blvd... Suite 201, Miami, FL 33161 12/2/2024, a date which is within thirty (30) a days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 24 day of Oct., 2024. STACY M. BUTTERFIELD As Clerk of the Court

(SEAL) By /s/ Asuncion Nieves

As Deputy Clerk Ghidotti| Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201,

Miami, FL 33161 January 24, 31, 2025 25-00121K

## FOURTH INSERTION

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

Case Number: 2024CA-003591 SOUTHSTATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A., successor by merger with CENTERSTATE BANK, N.A. f/k/a CENTERSTATE BANK OF FLORIDA, N.A.,

Plaintiff, vs. HEATHER ECKSTEIN, as Personal Representative of the Estate of Kevin Graser, Deceased; RICKY GRASER; UNKNOWN SPOUSE OF RICKY GRASER; GENE ECKSTEIN, UNKNOWN SPOUSE OF GENE ECKSTEIN; CODY GRASER; UNKNOWN SPOUSE OF CODY GRASER; SAVANNA GRASER; UNKNOWN SPOUSE OF SAVANNA GRASER; UNKNOWN HEIRS, BENEFICIARIES OF THE ESTATE OF KEVIN GRASER; UNKNOWN HEIRS, BENEFICIARIES OF THE ESTATE OF MARK GRASER; MARY GRASER; UNKNOWN SPOUSE OF MARY GRASER; DEPARTMENT OF REVENUE FOR THE STATE OF FLORIDA, UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE: SUPERIOR SAND CO., INC., an administratively dissolved not for profit Florida corporation d/b/a DOVE'S REST a/k/a DOVE'S REST LOT OWNERS ASSOCIATION; WINTER HAVEN CHRISTIAN CENTER, INC. /b/a DOVE'S REST a Floric corporation; DOVE'S REST LESSEES ASSOCIATION, INC., an administratively dissolved not for profit Florida corporation; UNKNOWN TENANT 1 AND UNKNOWN TENANT 2,

Defendants. TO:SUPERIOR SAND CO., INC., an administratively dissolved not for profit Florida corporation d/b/a DOVE'S REST a/k/a DOVE'S REST LOT OWN-ERS ASSOCIATION Last Known Address: 2515 Cypress

Gardens Road, Winter Haven, Florida 33880 DOVE'S REST LESSEES ASSOCIA-

TION, INC., an administratively dissolved not for profit Florida corporation Last Known Address: 4925 Cypress Gardens Road, Winter Haven, Florida

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

Lot 35 of DOVE'S REST, a subdivision located in the South 1/2 of the NE 1/4 of the Southeast 1/4 of Section 1, Township 29 South, Range 26 East, Polk County, Florida , as shown by map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 73, Page 36, Public Records of Polk County, Florida. TOGETHER with 2015 Skyline Palm Bay Premier, Serial Num-

ber BA61-0338HA has been filed against you, and you are required to serve a copy of your written defenses, if any, to it, on Krista Mahalak, Esquire, the plaintiff's attorney, whose address is Peterson & Myers, P.A., P.O. Box 7608, Winter Haven, FL 33883, on or before January 28, 2025 and to 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 North 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 said Court on this December 20, 2024. Stacy M. Butterfield Clerk of the Court (Seal) By: Asuncion Nieves Deputy Clerk

Krista Mahalak, Esquire, Plaintiff's Attorney Peterson & Myers, P.A., P.O. Box 7608 Winter Haven, FL 33883

Jan. 10, 17, 24, 31, 2025 25-00033K

## SECOND INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES

Notice is hereby given that, on February 10, 2025, at 9:00 AM, at 307 Quails Run Pass, Winter Haven, FL 33884, pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Prodigal Son's & Daughters Helping Hands, LLC, to wit: Various and miscellaneous household furniture, household furnishings, appliances, household items, personal items, personal effects, clothing, and other various and miscellaneous items of personal property. The name of the former tenant is Prodigal Son's & Daughters Helping Hands, LLC.

All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale

January 24, 31, 2025 25-00148K SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2024CA004139000000 SAGAPO PROPERTIES LLC,

ESTATE OF SAINVILLE DIGA. and all others claiming by, through and under ESTATE OF SAINVILLE DIGA, DAISY MAE CRAWFORD A/K/A DAISY MAE DIGA, and all others claiming by, through and under DAISY MAE CRAWFORD A/K/A DAISY MAE DIGA, DAVID MAGALLON, ESTATE OF EVELYN M. JOINER, and all others claiming by, through and under ESTATE OF EVELYN M. JOINER, CLOYS JOINER, ORAL JOINER, KAREN L JOINER, ESTATE OF DONALD L. JENKINS, and all others claiming by, through and under ESTATE OF DONALD L. JENKINS, GREGORY JENKINS, and all others claiming by, through and under GREGORY JENKINS, KIMBERLY ANDERSON AND RIEDLINGER PROPERTIES INC., A FLORIDA CORPORATION, Defendant,

TO: ESTATE OF SAINVILLE DIGA, and all others claiming by, through and under ESTATE OF SAINVILLE DIGA, DAISY MAE CRAWFORD A/K/A DAI-SY MAE DIGA, and all others claiming by, through and under DAISY MAE CRAWFORD A/K/A DAISY MAE DIGA, ESTATE OF EVELYN M. JOIN-ER, and all others claiming by, through and under ESTATE OF EVELYN M. JOINER, ESTATE OF DONALD L. JENKINS, and all others claiming by, through and under ESTATE OF DON-ALD L. JENKINS and GREGORY JENKINS, and all others claiming by, through and under GREGORY JEN-KINS

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

Parcel 1: Lot 82, Carefree Cove, according to the map or plat thereof, as recorded in Plat Book 43, Page(s) 19, of the Public Records of Polk County, Florida. a/k/a 105 Edgewater Dr, Winter Haven, FL 33881 ("Parcel 1"). Parcel 2:

Lot 9 and E 1/2 of Lot 8, Block A, Map of L.P. Broadfields East-Wood Terrace, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 45, of the Public Records of Polk County, Florida. a/k/a Thelma Ave, Haines City, FL 33844 ("Parcel

Parcel 3: Lot 17, Marvin Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 30, of the Public Records of Polk County, Florida. a/k/a Shiflett Ave, Polk County, Lakeland, FL 33810 ("Parcel 3").

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 Feb 24th, 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.

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

DATED this 17 day of January 2025. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Ashley Saunders As Deputy Clerk

J.D. Manzo Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, (407) 514-2692 Jan. 24, 31; Feb. 7, 14, 2025

25-00124K

## SECOND INSERTION

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

CASE NO. 532023CA006997000000 DIVISION: 15 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CAROL J. SCHMIDT a/k/a CAROL JOAN SCHMIDT, DECEASED; LINKNOWN SUCCESSOR TRUSTEE TO CAROL J. SCHMIDT AS TRUSTEE(S) OF THE CAROL J. SCHMIDT REVOCABLE TRUST. DATED AUGUST 27, 2007; MARK G. TURNER; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1. UNKNOWN TENANT **#2**; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on December 10, 2024, in the Tenth Judicial Circuit in and for

Polk County, Florida, the style of which is indicated above, Stacy M. Butterfield, CPA, the Clerk of Court will on FEB-RUARY 11, 2025 at 10:00 AM EST at http://www.polk.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in

Polk County, Florida: LOT 43, VIENNA SQUARE DUPLEX, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 151, PAGE 14, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1224 VIEN-

NA SQUARE DRIVE, WINTER HAVEN, FL 33884

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

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

/s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com 25-00119K January 24, 31, 2025



## --- 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 3VWDX7AJ6CM016439 \$1,062.00 THE SECRET COLLISION CENTER 3411 RECKER HWY 2010 MINC WMWMF3C57ATU78602 \$595.00 SALE DATE MARCH 24, 2025

#### SECOND INSERTION

THE SECRET COLLISION CENTER

25-00133K

 $3411\:RECKER\:HWY\:2021\:TOYT$  ${\tt JTDEPMAE6MJ181706~\$722.36}$ 

January 24, 31, 2025

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 HORLAND-ER, 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 STATUES SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of 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

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:

#### 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

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 CASEE 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 THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS 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 AS-SIGNS OF TINA SEYMOUR, DECEASED, ESTATE OF SHIRLEY GRANT, DECEASED, and THE UN-KNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF SHIRLEY GRANT,  $\label{eq:december} \mbox{DECEASED, all addresses unknown.}$ 

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 Auburndale, 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 sments 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 nonad 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

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

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

## 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

Lot 298, Sereno Phase Two, ac-

## SECOND INSERTION

cording 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

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.

This is an attempt to collect a debt. Any information will be used for that

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 adopton tion 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.

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

## --- 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.

TO: LUZ MARIA MONROY RAMIREZ

3181 Serendipity Way Davenport, FL 33896

If alive, and if dead, all parties claiming interest by, through, under or against LUZ MARIA MONROY RAMIREZ 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

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 Plain-tiff'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

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.

This is an attempt to collect a debt. Any information will be used for that

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 25-00136K

#### 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. The file number for the estate is 53-2025-CP-000090-0000-

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.

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

The date of first publication of this notice is January 24, 2025.

> **Co-Personal Representatives:** Elizabeth R. Cahoon a/k/a Elizabeth Cleveland 1135 Clearpointe Way Lakeland, FL 33813 Terri Lynn Kirkland 109 Davis Street

Auburndale, FL 33823 Attorney for Co-Personal Representatives: Mark E. Clements Attorney for Personal Representative Florida Bar No. 276774 Elder Law Firm of Clements &

Wallace, PL 310 E Main St Lakeland, FL 33801 Ph: (863) 687-2287 Eml: mclements@mclements.com

2nd Eml: jwolf@mclements.com January 24, 31, 2025 25-00132K

## 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.

administration of the es-of FRANK MESSINA, detate ceased, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands

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 PUBLICA-TION OF THIS NOTICE OF THIRTY DAYS AFTER THE DATE OF SER-VICE 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, DEMANDS AND OBJECTIONS NOT SO FILED WILL

BE FOREVER BARRED. The date of the first publication of

this Notice is January 24, 2025. Personal Representative: Susan Messina 56 Bonny Shores Drive

Lakeland, Florida 33805 Attorney for Per. Repre.: Eduardo R. Latour LATOUR & ASSOCIATES, P.A. 135 East Lemon Street Tarpon Springs, Florida 34689

727/937-9577 Fla. Bar No. 279994 edlatourpleadings@gmail.com

January 24, 31, 2025 25-00139K

## 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: M0

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 FLOR-IDA REGIONAL MEDICAL CENTER; PINES WEST HOMEOWNERS AS-SOCIATION, 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:

LOT 55, PINES WEST - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGES 47, 48, AND 49, OF THE PUBLIC RE-

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

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 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff January 24, 31, 2025 25-00149K

Damian G. Waldman, Esq.,

## 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 represen-

tative'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

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 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: of fice@gadielespinozalaw.comJanuary 24, 31, 2025 25-00138K

# 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

LOT 10, BLOCK 1038, POIN-CIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED 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 CLAIM-ING 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 UN-CLAIMED, 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

Dated this 15 day of January 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156

Submitted by: De Cubas & Lewis, P.A. 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

January 24, 31, 2025 25-00120K

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 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 INVEST-MENTS LAND TRUST, is the Plaintiff and MKC3GROUP LLC, a Florida Limited Liability Company; et al., are the Defendants, Stacey 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 sur-

If you are a person with a disability wIf 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

this 17th day of January, 2025. WARD DAMON, PL 4420 Beacon Circle West Palm Beach, FL 33407 Telephone: (561) 842-3000 pwerner@warddamon.com wrojas@warddamon.com litservice@warddamon.com By: /s/ Phil J. Werner Phil J. Werner

FBN: 1031757

January 24, 31, 2025

SECOND INSERTION

plus as unclaimed.

impaired, call 711. Dated at West Palm Beach, Florida

25-00151K

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-ER BARRED.

THE PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BYU THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNI-FORM DIPOSITION OF COMMUNI-TY PROPRETY 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. 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 Émail: vsk@kostrolaw.net Secondary Email: kaycer@kostrolaw.net January 24, 31, 2025 25-00150K

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 SERVBANK Plaintiff(s) 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, DECEASED; JEFFERY ORR; ISPC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS(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

Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on OCTO-BER 24TH, 2024, in the above-entitled

CLAIMANTS

cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Cricuit Court will sell the property situated in Polk County, Florida, described as: 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: PEAC MOBILE HOME, ID# COSGASC012076A AND COSGASC012076B; TITLE 21418409 AND # (RETIRED) 21418408.

Propety 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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 the Court on this 10th day of January,

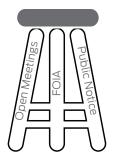
STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By /s/ Ashley Saunders Deputy Clerk 25-00122K

January 24, 31, 2025

# 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

82

Independence



Verifiability



**Archivability** 

Publishing notices on the internet is neither ocheap nor free



Newspapers remain the primary vehicle

all 50 states



## **Types Of Public Notices**

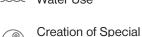
## Citizen Participation Notices

Government Meetings and Hearings

Summaries

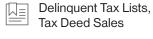
Meeting Minutes or

Land and Water Use

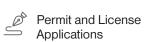


Unclaimed Property,
Banks or Governments

**Commercial Notices** 

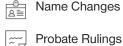






## Court Notices

Mortgage Foreclosures







Agency Proposals

Proposed Budgets and Tax Rates

Zoning, Annexation and Land Use Changes

School District Reports

Tax Districts

# 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