

**IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR
HENDRY COUNTY, FLORIDA
Case No. 2022 CA 000093**

21st MORTGAGE CORPORATION,
Plaintiff,

vs.

JAMES PRESTON CANOVA; UNKNOWN SPOUSE OF JAMES PRESTON CANOVA;
DENISE MARIE CANOVA; and UNKNOWN TENANT

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 15, 2022, entered in Case No.: 2022 CA 000093 of the Circuit Court in and for Hendry County, Florida, wherein JAMES PRESTON CANOVA and DENISE MARIE CANOVA are the Defendants, that Kimberly R. Barrineau, the Clerk of the Court, will sell to the highest and best bidder for cash, in the lobby on the third floor of the 2nd floor, Administration Department of the Hendry County Courthouse, 25 E Hickpochee Avenue, Labelle, FL 33935, on **MARCH 27, 2024 at 11:00 a.m.**, the following described real property as set forth in the Final Judgment: **Legal: EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 28 EAST, HENDRY COUNTY, FLORIDA. TOGETHER WITH A 2020 DESTINY 62X32 MODULAR HOME**

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

Dated this 20th day of February, 2024.

Kimberley Barrienau,
Clerk of the Circuit Court

By: Alexis Dominguez
As Deputy Clerk

NOTICE

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT DAWN OLIVER, ADMINISTRATIVE SERVICES MANAGER, WHOSE OFFICE IS LOCATED AT THE HENDRY COUNTY COURTHOUSE, 25 E. HICKPOCHEE AVENUE, LABELLE, FL 33935, AND WHOSE TELEPHONE NUMBER IS (863) 675-5374, 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.

639726 HEND 2/28,3/6/2024