

## POLK COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

**FIRST INSERTION**

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HONEY PAWS : Located at 606 Volt-erra Blvd : Polk County in the City of Poinciana: Florida, 34759-4044 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Poinciana Florida, this June day of 19, 2024  
EDGE VIRGINIA LEE  
June 28, 2024 24-00920K

**FIRST INSERTION**

**NOTICE OF PUBLIC SALE**

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

SALE DATE JULY 29, 2024  
D&D TRANSMISSION & GENERAL REPAIR 2602 AVE G NW 2014 NISS 3N1AB7AP7EY335114 \$3,165.00  
June 28, 2024 24-00940K

**FIRST INSERTION**

**FICTITIOUS NAME NOTICE**

Notice is hereby given that THOUGHT VISTA PSYCHIATRY, LLC, OWNER, desiring to engage in business under the fictitious name of HEALING HER MD located at 3225 MCLEOD DR, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 28, 2024 24-00932K

### NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Red Light Healing & Contouring Center, located at 4720 Cleveland Heights BLVD Ste 303, in the City of Lakeland, County of Polk, State of FL, 33813, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21 of June, 2024.  
KERN CHIROPRACTIC CLINIC INCORPORATED  
4720 Cleveland Heights BLVD Ste 303 Lakeland, FL 33813  
June 28, 2024 24-00933K

**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 Alan Ulch Construction located at 343 Avenue C SW in the City of Winter Haven, Polk County, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of June, 2024.  
Kari Hendrickson  
Kari Hendrickson  
June 28, 2024 24-00942K

### NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Melted Mushroom Shop, located at 5655 Struthers Ct., in the City of Winter Haven, County of Polk, State of FL, 33884, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 25 of June, 2024.  
Diana Echevarria  
5655 Struthers Ct.  
Winter Haven, FL 33884  
June 28, 2024 24-00941K

**FIRST INSERTION**

**FCTITIOUS NAME NOTICE**

Notice Is Hereby Given that PSC Orlando, LLC, 23 Walker Ave. #300, Baltimore, MD 21208, desiring to engage in business under the fictitious name of CubeSmart 6698, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 28, 2024 24-00925K

### --- ESTATE ---

**FIRST INSERTION**

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-001054**  
**IN RE: ESTATE OF MORRIS GLEN WHITE, Deceased.**

The administration of the estate of MORRIS GLEN WHITE, deceased, whose date of death was January 18, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-1, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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: June 28, 2024.

**TREVER WHITE**  
**Personal Representative**  
2824 Falling Leaves Drive  
Valrico, Florida 33596  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Ste. B  
Tampa, Florida 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
June 28, 2024 24-00918K

**FIRST INSERTION**

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-001496**  
**IN RE: ESTATE OF Valerie Jane Cooper Deceased.**

The administration of the estate of Valerie Jane Cooper, deceased, whose date of death was March 12th, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 28, 2024.

**Donald Robert**  
P.O. Address: 509 Koala Drive,  
Kissimmee, FL 34759  
HAYNES E. BRINSON, ESQUIRE  
BRINSON AND BRINSON  
ATTORNEYS AT LAW, PA  
Attorneys for Personal Representative  
28 NORTH JOHN YOUNG  
PARKWAY  
KISSIMMEE, FL 34741  
Telephone: (407) 847-8674  
By: HAYNES E. BRINSON, ESQUIRE  
Florida Bar No. 663050  
Email Addresses:  
haynesbrinson@gmail.com  
June 28, 2024 24-00944K

**FIRST INSERTION**

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-001678**  
**Division Probate**  
**IN RE: ESTATE OF GREGORY RICHARD MOELLER Deceased.**

The administration of the estate of Gregory Richard Moeller, deceased, whose date of death was April 7, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 28, 2024.

**Personal Representative:**  
**Jeffrey Edward Moeller**  
320 Gina Lane  
Davenport, Florida 33837  
Attorney for Personal Representative:  
Jennifer Petrovitch  
Attorney for the Personal Representative  
Law Office of Petrovitch & Kutub, PA  
515 N. Flagler Dr.,  
Suite 350  
West Palm Beach, FL 33401  
Telephone: (561) 444-0131  
Direct: (561) 771-8080  
Fax: (561) 486-3019  
E-Mail: jennifer@pklegalgroup.com  
Secondary Email:  
assistant@pklegalgroup.com  
www.PKLegalGroup.com  
Florida Bar #: 105471  
June 28, 2024 24-00919K

**FIRST INSERTION**

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**PROBATE FILE NO. 53-2024-CP-002015-0000-XX**  
**IN RE: Estate of CHARMAINE LYNN JOBE, Deceased.**

The administration of the estate of Charmaine Lynn Jobe, deceased, whose date of death was January 20, 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 below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY 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 June 28, 2024.

**Personal Representative:**  
**/s/ Lazaun Jobe**  
**Lazaun Jobe**  
369 Tindel Trail  
Lake Wales, FL 33898  
Attorney for Personal Representative:  
**/s/ Amy L. Phillips**  
**AMY L. PHILLIPS**  
Attorney for Petitioner  
Florida Bar No. 91682  
P.O. Box 4397  
Winter Haven, FL 33885  
(863) 268-8292  
amy@amyphillipspllc.com  
June 28, 2024 24-00924K

**FIRST INSERTION**

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 28, 2024.

**Victoria Wilks**  
P.O. Address: 71 San Marino Parkway,  
Fenton, MO 63026

**FIRST INSERTION**

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-001284**  
**IN RE: ESTATE OF ANTHONY SPARACO, Deceased.**

The administration of the estate of ANTHONY SPARACO, deceased, whose date of death was August 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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: June 28, 2024.

**CANDACE LYNN SPARACO**  
**Personal Representative**  
107 Summer View Circle  
Winter Haven, Florida 33880  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Ste. B  
Tampa, Florida 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
June 28, 2024 24-00931K

**FIRST INSERTION**

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 23CP-4351**  
**IN RE: ESTATE OF JUDITH ANNETTE AZBELL, Deceased**  
**SSN: XXX-XX-8311**

The administration of the estate of JUDITH ANNETTE AZBELL, deceased, whose date of death was September 8, 2023, and whose Social Security Number is XXX-XX-8311, 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, Florida 33831-9000. 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 28th day of June, 2024.  
Signed on this 24th day of June, 2024.

**Personal Representative:**  
**Joseph D. Greene, Jr.**  
P.O. Box 84  
Gray, GA 31032  
Attorney for Personal Representative:  
Michael A. Johnson  
Florida Bar #: 0474258  
P.O. Box 1397  
Lakeland, FL 33802-1397  
Telephone: (863) 688-0741  
Fax#: (863) 688-0472  
Primary email:  
majlaw@tampabay.rr.com  
June 28, 2024 24-00935K

**FIRST INSERTION**

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-001571**  
**IN RE: ESTATE OF PATIENCE ANN MARIE CONWAY, Deceased.**

The administration of the estate of PATIENCE ANN MARIE CONWAY, deceased, whose date of death was October 24, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Po Box 9000, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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: June 28, 2024.

**WESLEY SOLES, JR.**  
**Personal Representative**  
626 Arbor Glen Cir, Apt 203  
Lakeland, FL 33805  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue,  
Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
June 28, 2024 24-00936K

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-001505**  
**IN RE: ESTATE OF Nicholas Earl Wilks, II Deceased.**

The administration of the estate of Nicholas Earl Wilks, II, deceased, whose date of death was March 16th, 2024, is pending in the Circuit Court for POLK County, Florida, Probate

Division, the address of which is 255 North Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

HAYNES E. BRINSON, ESQUIRE  
BRINSON AND BRINSON  
ATTORNEYS AT LAW, PA  
Attorneys for Personal Representative  
28 NORTH JOHN YOUNG  
PARKWAY  
KISSIMMEE, FL 34741  
Telephone: (407) 847-8674  
By: HAYNES E. BRINSON, ESQUIRE  
Florida Bar No. 663050  
Email Addresses:  
haynesbrinson@gmail.com  
June 28, 2024 24-00945K



**SAVE TIME**

E-mail your Legal Notice  
legal@businessobserverfl.com

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07 and 190.021, FLORIDA STATUTES, BY VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

The Westridge Community Development District ("District") Board of Supervisors ("Board") will hold a public hearing on July 25, 2024 at 2:00 p.m. at Waterstone Clubhouse located at 2751 Bella Vista Drive, Davenport, FL 33897, to consider the adoption of the budgets of the District for Fiscal Year 2024/2025, which include an assessment roll, the imposition of 2024-2025 Operations and Maintenance Assessments ("Assessments") on benefitted lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the Assessments.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2024/2025 proposed budget and the proposed levy of its annual recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "Assessments").

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT				6	
FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2024/2025 O&M Budget:		\$508,398.00	2023/2024 O&M Budget:		\$482,795.00
Polk County Collection Costs:	2%	\$12,093.57	2024/2025 O&M Budget:		\$508,398.00
Early Payment Discounts:	4%	\$24,187.15			
2024/2025 Total:		\$604,678.72	Total Difference:		\$85,603.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Townhome (Tierra Del Sol Land Trust)	Series 2005 Debt Service	\$2,800.00	\$2,800.00	\$0.00	0.00%
	Operations/Maintenance	\$481.55	\$566.93	\$85.38	17.73%
	<b>Total</b>	<b>\$3,281.55</b>	<b>\$3,366.93</b>	<b>\$85.38</b>	<b>2.60%</b>
Apartments (BC West)	Series 2005 Debt Service <sup>(1)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$438.21	\$515.91	\$77.70	17.73%
	<b>Total</b>	<b>\$438.21</b>	<b>\$515.91</b>	<b>\$77.70</b>	<b>17.73%</b>
Single Family 40' (TDS West)	Series 2005 Debt Service <sup>(1)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$731.96	\$861.74	\$129.78	17.73%
	<b>Total</b>	<b>\$731.96</b>	<b>\$861.74</b>	<b>\$129.78</b>	<b>17.73%</b>
Single Family 50' (TDS East)	Series 2005 Debt Service <sup>(1)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$914.95	\$1,077.17	\$162.22	17.73%
	<b>Total</b>	<b>\$914.95</b>	<b>\$1,077.17</b>	<b>\$162.22</b>	<b>17.73%</b>

<sup>(1)</sup> No Debt Service due to foreclosure.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early. The Polk County Tax Collector will collect the assessments for all lots and parcels within the District. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

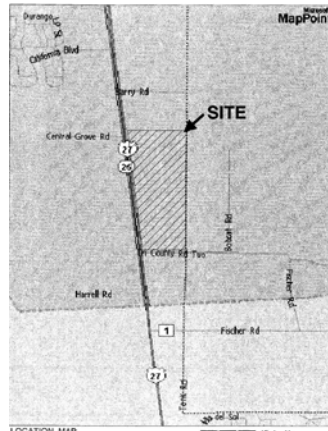
If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made accordingly, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued to a date and time certain that will be announced at the hearing.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 472-2471 at least two calendar days prior to the meeting.

First Publication no later than 7/5/2024 (see, §197.3632(4)(b), Florida Statutes)

Brian Mendes  
District Manager  
Westridge Community Development District

LOCATION MAP OF DISTRICT



June 28, 2024

24-00921K

# SAVE TIME

**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

--- SALES ---

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO.: 2023-CA-005344  
KUMAN INVESTMENTS LLC,  
Plaintiff

v. AIJ INVESTMENT GROUP, LLC., Defendant(s),  
NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated May 22, 2024, in the above-styled cause, the Clerk of Circuit Court Stacy M. Butterfield, CPA, shall sell the subject property at public sale on the 23rd day of July, 2024, at 10:00 am to the highest and best bidder for cash, at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), on the following described property:  
LOT 28, WINCHESTER ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 143, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 3298 Winchester Estates Circle, Lakeland, Florida 33810.  
Any person claiming an interest in the

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

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

Dated: June 17, 2024.  
BITMAN O'BRIEN & MORAT, PLLC /s/ Meghan Keane, Esquire  
Meghan Keane, Esquire  
Florida Bar No.: 103343  
mkeane@bitman-law.com  
kimy@bitman-law.com  
615 Crescent Executive Ct., Suite 212  
Lake Mary, Florida 32746  
Attorneys for Plaintiff  
June 28; July 5, 2024 24-00927K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 53-2024-CP-002095-0000-XX  
IN RE: ESTATE OF PHILLIP J. VINSON, Deceased.

The administration of the estate of PHILLIP J. VINSON, 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 53-2024-CP-002095-0000-XX.

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

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

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

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

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 June 28, 2024.

**Personal Representatives:**  
Shannon LaBelle  
7068 Mitchell Rd  
Brooksville, FL 34601  
Evamarie Sparks  
1913 W Hickory St  
Lakeland, FL 33815

Attorney for Personal Representatives:  
Mark E. Clements  
Attorney for Personal Representatives  
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: kexum@mclements.com  
June 28; July 5, 2024 24-00930K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
File No. 2024-CP-001928-0000-XX  
Division: PROBATE  
IN RE: ESTATE OF HILARIO EUSEBIO CELESTRIN Deceased.

The administration of the estate of HILARIO EUSEBIO CELESTRIN, deceased, whose date of death was March 18, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is the Polk County Circuit Court, P.O. Box 9000, Drawer J-155 Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY 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 June 28, 2024.

**Personal Representative:**  
IVETTE RAMOS CELESTRIN  
2755 Ralph Road  
Lakeland, Florida 33801

Attorney for Personal Representative:  
PIERRE A.L. MOMMERS, Esquire, P.A.  
Florida Bar Number: 080731  
MOMMERS & COLOMBO Attorneys-At-Law  
2020 W. Eau Gallie Blvd., Suite 106  
Melbourne, Florida 32935  
Telephone: (321) 751-1000  
Fax: (321) 751-1001  
E-Mail: pierre@mommerscolombo.com  
Secondary E-Mail: sburke@mommerscolombo.com  
June 28; July 5, 2024 24-00939K

--- ACTIONS ---

FIRST INSERTION

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

CASE NO.: 53-2024-CA-000978  
WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BARBARA L HERNANDEZ AKA BARBARA LEE HERNANDEZ, DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BARBARA L HERNANDEZ AKA BARBARA LEE HERNANDEZ, DECEASED  
Last Known Address: Unknown  
Current Address: Unknown  
ANGELINA HERNANDEZ  
Last Known Address: 305 Hennessee St Lakeland, FL 33805  
Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:  
THE EAST 142 FEET OF THE EAST 1/2 OF THE SOUTH 1/4 OF SOUTH 1/2, LESS STREET OF LOT #10 OF MCRAE AND ROBSON SUBDIVISION OF LAKELAND, POLK COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING A PART OF THE

NW1/4 OF SE1/4 OF SE1/4 OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 23 EAST, LESS THE SOUTH 20 FEET THEREOF.

A/K/A 305 HENNESSEE STREET LAKELAND FL 33805 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the 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: 7-29-24  
WITNESS my hand and the seal of this court on this 20 day of June, 2024.

Stacy Butterfield  
Clerk of the Circuit Court (SEAL) By: /s/ Tanika Joiner  
Deputy Clerk

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
AR-23-015699  
June 28; July 5, 2024 24-00926K

**Who benefits from legal notices?**

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

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

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2024CA001924000000 LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**THE ESTATE OF AUDREY MERCILA HILLS A/K/A AUDREY M. HILLS, DECEASED; et al.,**  
**Defendant(s).**  
TO: The Estate of Audrey Mercila Hills a/k/a Audrey M. Hills, Deceased Last Known Residence: Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:  
LOT 160, OF SADDLE CREEK PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 189, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before July 29th 2024, and file the original with the

clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to 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 June 20th, 2024.

Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By: /s/Tamika Joiner  
As Deputy Clerk  
ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484  
1184-2320B  
Ref# 8318  
June 28; July 5, 2024 24-00934K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.:**  
**2022CA-001963-0000-00 PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**JESSICA CHRISTMAS;**  
**ANTHONY CHRISTMAS;**  
**UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT;**  
**UNKNOWN SPOUSE OF ANTHONY CHRISTMAS;**  
**UNKNOWN SPOUSE OF JESSICA CHRISTMAS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered 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 11 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

PARCEL A: THE EAST 980.00 FEET OF THE SOUTH 165.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.  
PARCEL B: THE NORTH 50.00 FEET OF THE SOUTH 165.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 980.00 FEET THEREOF, AND

LESS AND EXCEPT EXISTING RIGHT OF WAY FOR OLD DIXIE HIGHWAY.  
PROPERTY ADDRESS: 3715 OLD DIXIE HWY, AUBURN-DALE, FL 33823  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 20 day of June 2024.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
22-00673  
June 28; July 5, 2024 24-00922K

FIRST INSERTION

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

**CASE NO.: 2024-CA-1735 MIDFLORIDA CREDIT UNION,**  
**Plaintiff, v.**  
**THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN HEIRS OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; UNKNOWN SPOUSE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; AARON CONTREAS A/K/A AARON RENO CONTREAS; UNKNOWN SPOUSE OF AARON CONTREAS A/K/A AARON RENO CONTREAS; TENANT #1; TENANT #2; CITY OF LAKELAND; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS,**  
**Defendants.**

TO: THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN HEIRS OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; UNKNOWN SPOUSE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; AND ANY AND ALL UNKNOWN PARTIES

TIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida:  
Lot 9, Block 3, REPLAT OF WAYERLY PLACE, a subdivision according to the plat thereof recorded in Plat Book 38, Page 23, of the Public Records of Polk County, Florida.

Parcel Identification No.: 24-28-29-250200-003090  
Property Address: 1638 Pineberry Street, Lakeland, Florida 33803

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before August 1, 6/25/2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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.

DATE: 06/24/2024  
STACY M. BUTTERFIELD  
Clerk of the Court  
By: Deputy Clerk

Gregory A. Sanoba, Esquire  
422 South Florida Avenue  
Lakeland, Florida 33801  
June 28; July 5, 2024 24-00938K

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. 2023CA004275 Freedom Mortgage Corporation,**  
**Plaintiff, vs.**  
**Luis Anthony Ortiz Gonzalez a/k/a Luis Ortiz, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004275 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Luis Anthony Ortiz Gonzalez a/k/a Luis Ortiz; Vimar Rodriguez Brito a/k/a Vimar Rodriguez; GoodLeap, LLC; Tarpon Bay Homeowners Association, Inc. 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 17th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 310, TARPON BAY PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID: 27-27-34-810532-003100

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

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

Dated this 21st day of June, 2024.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St,  
Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4766  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 23-F00542  
June 28; July 5, 2024 24-00928K

FIRST INSERTION

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

**CASE NO.: 2024CA001839000000 SEATTLE BANK,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CATHERINE BROWN, DECEASED; et al.,**  
**Defendant(s).**

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Catherine Brown, Deceased  
Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:  
LOT 29 OF CORAL ACRES SUBDIVISION, 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 48, PAGE 15.

required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before July 24, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to 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 June 17, 2024.  
Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By: /s/Asuncion Nieves  
As Deputy Clerk

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484  
1395-1120B  
Ref# 8241  
June 28; July 5, 2024 24-00917K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2023-CA-005115 LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, v.**  
**PAUL E. BOUIYE, et al.,**  
**Defendants.**

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 6, 2024, 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:

Lot 40, Queens Cove Phase IV, according to the map or plat thereof, as recorded in Plat Book 127, Page(s) 1 and 2, of the Public Records of Polk County, Florida.  
Property Address: 3956 Warbler Drive, Winter Haven, FL 33880

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 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.

SUBMITTED on this 20th day of June, 2024.  
TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Kathryn I. Kasper, 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  
June 28; July 5, 2024 24-00923K

PUBLIC 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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



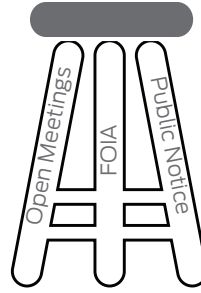






# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



### Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

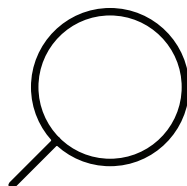


### Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

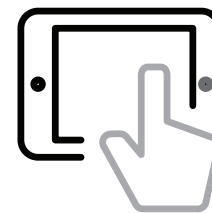
### Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



### Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



### Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

### Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



### Types Of Public Notices

#### Citizen Participation Notices

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

#### Commercial Notices

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

#### Court Notices

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

### Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)