

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF MEETING OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Thursday, February 20, 2025 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the meeting.

Additional information regarding this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: <http://lakeashton2cdd.com>, by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it. Members of the Public may submit questions and comments to the District Manager at jgreenwood@gms-tampa.com by Tuesday, February 18, 2025 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted above.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record at such meeting.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 9:00 a.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours 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 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 Meetings 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.

Jason Greenwood, District Manager
February 7, 2025

25-00192K

FIRST INSERTION

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT AMENDED NOTICE OF MEETINGS FOR FISCAL YEAR 2025, NOTICE OF CLOSED SESSIONS, AND NOTICE OF WORKSHOPS

The Board of Supervisors ("Board") of the Solterra Resort Community Development District ("District") will hold their regular meetings for Fiscal Year 2025 at 5200 Solterra Boulevard, Davenport, Florida 33837, on the first Friday of every month at 10:00 a.m., unless otherwise indicated as follows:

February 14, 2025*
March 7, 2025
April 4, 2025*
May 2, 2025
June 6, 2025
July 11, 2025
August 1, 2025
September 5, 2025

The February 14, 2025, and April 4, 2025 meetings will begin immediately after the adjournment of the public workshops discussed below. A copy of the agenda for these meetings may be obtained from the District Manager's Office, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; or by phone at (321) 263-0132.

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the regular meetings may be closed to the public, as it relates to details of the District's security system plan. The closed sessions may occur at any time during the regular meetings and are expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The Board will also hold public workshops in conjunction with the regular meetings of the District at 8:00 a.m. on February 14, 2025 ("Amenity Workshop") and at 9:00 a.m. on April 4, 2025 ("Budget Workshop"). No Board decisions shall be made at the public workshops.

The Amenity Workshop is being held for the purpose of reviewing and revising the District's adopted amenity policies. The Budget Workshop is being held for the purpose of discussing the Fiscal Year 2026 Budget.

The regular meetings and workshops (together, "Meetings") will be open to the public, except for those portions of the regular meetings which may be closed to the public in accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, and will be conducted in accordance with the provision of Florida law for community development districts. The Meetings may be continued to a date, time and place to be specified on the record at such Meetings.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at (321) 263-0132, 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 aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings 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

February 7, 2025

25-00225K

FIRST INSERTION

NOTICE OF BOARD MEETING AND CLOSED SESSION OF THE BOARD OF SUPERVISORS OF HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the "Board") of the Highland Meadows II Community Development District ("District") will be held on **Thursday, February 27, 2025, at 4:30 p.m. at the Shamrock First Baptist Church located at 2661 Marshall Rd., Haines City, FL 33844.** The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office 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 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 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.

Larry Krause
District Manager
Highland Meadows II Community Development District

February 7, 2025

25-00214K

FIRST INSERTION

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Harmony on Lake Eloise Community Development District ("District") will hold a Special Meeting 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. At such time the Board is so authorized and may consider any other business that may properly come before it.

A copy of the agenda may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://harmonyonlakeeloisecdd.net/>.

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

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid 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 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
February 7, 2025

25-00228K

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, February 19, 2025, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by 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 Office at (407) 723-5900 at least 48 hours 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 aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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.

Jane Gaarlandt
District Manager

February 7, 2025

25-00215K

FIRST INSERTION

FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Fox Branch Ranch Community Development District ("District") will hold a Special Meeting on February 19, 2025 at 9:30 a.m., at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897 for the purpose of considering certain financing items. At such time the Board is so authorized and may consider any other business that may properly come before it.

A copy of the agenda may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://foxbranchranchcdd.net/>.

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

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid 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 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
February 7, 2025

25-00226K

FIRST INSERTION

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Hawthorne Mill North Community Development District ("District") will hold a Special Meeting 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. At such time the Board is so authorized and may consider any other business that may properly come before it.

A copy of the agenda may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://hawthornemillnorthcdd.net/>.

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

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid 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 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
February 7, 2025

25-00227K

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale date February 28th, 2025 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309
40410 2017 Chevrolet VIN#: IGNSCHKC8HR152418 Lienor: Florida General Mechanic & Transmission Inc 2400 Avenue G NW Winter Haven 863-299-9394 Lien Amt \$8,625
February 7, 2025 25-00193K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Brent Johnston, Glinda Johnston, Lawrence Cox, Diane Cox will on the 20th day of February 2025, at 10:00 a.m., on property at 7400 Cypress Garden Boulevard, Site #S69, Winter Haven, Polk County, Florida 33884, in Cypress Campground & RV Park be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 2005 MNTN PC
VIN No.: 4VZBT1D9X5C051878
Title No. #: 93180834
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
February 7, 14, 2025 25-00198K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that David Small LLC, desiring to engage in business under the fictitious name of Small Team Real Estate located at 786 Ave C SW, Winter Haven, FL 33880 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.
February 7, 2025 25-00195K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that DLR Mobile Repair Inc, desiring to engage in business under the fictitious name of DLR Mobile Dustless Media Blasting located at 6701 Lake Mabel Loop Road Lake Wales, FL 33898 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.
February 7, 2025 25-00194K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
Case No. 2024CP0041050000XX
Division: Probate
IN RE: ESTATE OF
CLARA N. LONG
Deceased.

The administration of the estate of Clara N. Long, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 February 7, 2025.

Personal Representative:**Michael Abel**525 Byers Cove Road
Hendersonville, NC 28792

Attorney for Personal Representative:

Daniel Medina, B.C.S., Attorney

Florida Bar No. 0027553

MEDINA LAW GROUP, P.A.

425 S. Florida Avenue,
Suite 101

Lakeland, FL 33801

Telephone: (863) 682-9730

Fax: (863) 616-9754

E-Mail: dan@medinapa.com

Secondary E-Mail:
sam@medinapa.com

February 7, 14, 2025 25-00210K

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT FOR
POLK COUNTY FLORIDA
PROBATE DIVISION
File Number:
53-2024CP0030320000XX
Division: 14
IN RE: ESTATE OF
AWILDA NIEVES
Deceased.

The administration of the estate of Awilda Nieves, deceased, File Number: 53-2024CP0030320000XX, whose date of death was May 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is: February 7, 2025.

Personal Representative**Madeline Conte**

c/o Attorney, Stan L. Riskin, Esq.

950 S. Pine Island Rd., Ste. A-150

Plantation, FL 33324

954-727-8271

Attorney for Personal Representative

Stan L. Riskin, Esq.

Fla. Bar No.: 129106

Stan L. Riskin, P.A.

950 S. Pine Island Rd., Ste. A-150

Plantation, FL 33324

954-727-8271

stan.riskin@gmail.com

February 7, 14, 2025 25-00191K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024-CP-004376
Division: Probate
IN RE: ESTATE OF
RALPH DACE KIMBERLIN,
Deceased.

The administration of the estate of Ralph Dace Kimberlin, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 205 Loma Drive, Winter Haven, Florida 33881. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN 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 February 7, 2025.

Personal Representative:**Lisa Kimberlin**56 Parnassus Avenue, Apt. F
San Francisco, CA 94117

Attorney for Personal Representative:

SOUTHERN ATLANTIC LAW

GROUP, PLLC

Stephen H. Bates Esq.

Florida Bar No.: 58197

290 1st Street S.

Winter Haven, Florida 33880

Telephone: (863) 656-6672

Facsimile: (863) 301-4500

Email Addresses:

Stephen@southernatlanticlaw.com

Sandy@southernatlanticlaw.com

pleadings@southernatlanticlaw.com

Attorneys for Lisa Kimberlin

February 7, 14, 2025 25-00202K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024-CP-002536
Division: Probate
IN RE: ESTATE OF
CAROL RUOPOLI-LEMAY
Deceased.

The administration of the estate of Carol Ruopoli-Lemay, deceased, whose date of death was January 24, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN 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 February 7, 2025.

Personal Representative:**Michelle Schrader**11 Louis Avenue
Ledyard, Connecticut 06339

Attorney for Personal Representative:

SOUTHERN ATLANTIC LAW

GROUP, PLLC

Stephen H. Bates Esq.

Florida Bar No.: 58197

290 1st Street S.

Winter Haven, Florida 33880

Telephone: (863) 656-6672

Facsimile: (863) 301-4500

Email Addresses:

Stephen@southernatlanticlaw.com

Sandy@southernatlanticlaw.com

pleadings@southernatlanticlaw.com

Attorneys for Personal Representative

February 7, 14, 2025 25-00203K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024-CP-004180
Division: Probate
IN RE: ESTATE OF
PAULA SUSAN CATELLO
Deceased.

The administration of the estate of Paula Susan Catello, deceased, whose date of death was November 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN 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 February 7, 2025.

Personal Representative:**Maria Catello**8675 Tom Costine Road
Lakeland, Florida 33809

Attorney for Personal Representative:

SOUTHERN ATLANTIC LAW

GROUP, PLLC

/s/ Stephen H. Bates

Stephen H. Bates Esq.

Florida Bar No.: 58197

290 1st Street S.

Winter Haven, Florida 33880

Telephone: (863) 656-6672

Facsimile: (863) 301-4500

Email Addresses:

Stephen@southernatlanticlaw.com

Sandy@southernatlanticlaw.com

pleadings@southernatlanticlaw.com

Attorneys for Petitioner

February 7, 14, 2025 25-00230K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-000030
Division: Probate
IN RE: ESTATE OF
JOHN VINCENT MCCABE
Deceased.

The administration of the estate of John Vincent McCabe, deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN 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 February 7, 2025.

Personal Representative:**Vallie Eugene Channell, Jr.**127 Costa Loop
Auburndale, Florida 33823

Attorney for Personal Representative:

SOUTHERN ATLANTIC LAW

GROUP, PLLC

/s/ Stephen H. Bates

Stephen H. Bates Esq.

Florida Bar No.: 58197

290 1st Street S.

Winter Haven, Florida 33880

Telephone: (863) 656-6672

Facsimile: (863) 301-4500

Email Addresses:

Stephen@southernatlanticlaw.com

Sandy@southernatlanticlaw.com

pleadings@southernatlanticlaw.com

Attorneys for Personal Representative

February 7, 14, 2025 25-00213K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY FLORIDA
PROBATE DIVISION
File No. 2024CP004236
Division Probate
IN RE: ESTATE OF
JOHN G. DAWSON
Deceased.

The administration of the estate of John G. Dawson, deceased, whose date of death was August 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.221, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 February 7, 2025.

Personal Representative:**/s/ Deborah J. Smith****Deborah Smith**3397 Zoratoa Avenue
North Port, Florida 34286

Attorney for Personal Representative:

/s/ Jeffrey M. Backo

Jeffrey M. Backo, Attorney

Florida Bar Number: 0086426

MELLOR & BACKO LLP

13801 Tamiami Trail,
Suite D

North Port, Florida 34287

Telephone: (941) 426-1193

Fax: (941) 426-5413

E-Mail: jeff@northportlaw.com

Secondary E-mail:
shelly@northportlaw.com

February 7, 14, 2025 25-00190K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-000124-0000-XX
Division 14
IN RE: ESTATE OF
JERRY D. MARTIN
Deceased.

The administration of the estate of Jerry D. Martin, deceased, whose date of death was November 25, 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, 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.

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. 732.221, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 February 7, 2025.

Personal Representative:**Jeremy D. Martin**2511 Torrens Drive
Lakeland, Florida 33805

Attorney for Personal Representative:

L. Caleb Wilson, Attorney

Florida Bar Number: 73626

Craig A. Mundy, P.A.

4927 Southfork Drive

Lakeland, Florida 33813

Telephone: (863) 647-3778

Fax: (863) 647-4580

E-Mail: caleb@mundylaw.com

February 7, 14, 2025 25-00219K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
2025CP0000550000XX
IN RE: ESTATE OF
DAVID MARK WINOGRAD
Deceased.

The administration of the estate of David Mark Winograd, deceased, whose date of death was October 5, 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 33831-9000. 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

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

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-0035010000-XX
Division Probate
IN RE: ESTATE OF SHARYN E. CARDINALI, 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 SHARYN E. CARDINALI, deceased, File Number 2024-CP-0035010000-XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830-3912; that the decedent's date of death was March 3, 2023; that the total value of the estate is \$14,410.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
SHARYN E. CARDINALI
IRREVOCABLE ADMINISTRATIVE TRUST dated March 3, 2023 U/A DTD 5/17/2011
c/o JOSEPH J. CARDINALI, Trustee
242 Post Rd.
Polk City, FL 33868

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 provisions 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 February 7, 2025.

Person Giving Notice:
/s/ Joseph J. Cardinali
JOSEPH J. CARDINALI
242 Post Rd.
Polk City, FL 33868
Attorney for Person Giving Notice
/s/ JoAnne K. Searles
JoAnne K. Searles
Attorney for Petitioner
Florida Bar Number: 0030591
SEARLES & GORNITSKY, PLLC
1819 Main Street, Suite 603
Sarasota, FL 34236
Telephone: (941) 417-0096
Fax: (954) 686-7623
Primary E-Mail: jksccourt@shutts.com
Secondary E-Mail: teresa@ssg.law
February 7, 14, 2025 25-00211K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 2024-CP-003781
IN RE: ESTATE OF RICKY SWEARENGIN, Deceased.

The administration of the estate of RICKY SWEARENGIN, deceased, whose date of death was MARCH 5, 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 PERIOD 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: February 7, 2025.

DORIS HUMPHREY
Personal Representative
4224 Dornoch Drive
Lake Wales, FL 33859
MATTHEW MCCONNELL, Esq.
Florida Bar No. 126161
Attorney for Personal Representative
Dickman Law Firm
Post Office Box 111868
Naples, FL 34108
T: 239-434-0840 - F : 239-434-0940
matthew@dickmanlawfirm.org
February 7, 14, 2025 25-00209K

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File Number:
53-2024CP0030320000XX
Division: 14
IN RE: ESTATE OF AWILDA NIEVES Deceased.

The administration of the estate of Awilda Nieves, deceased, File Number: 53-2024CP0030320000XX, whose date of death was May 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. 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 OR THIRTY DAYS AFTER 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 the 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 claim with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE 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 THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The date of first publication of this notice is: February 7, 2025.
Personal Representative
Madeline Conte
c/o Stan L. Riskin, Esq.
950 S. Pine Island Rd., Ste. A-150
Plantation, FL 33324
954-727-8271
Attorney for Personal Representative
Stan L. Riskin, Esq.
Fla. Bar Number: 129106
Stan L. Riskin, P.A.
950 S. Pine Island Rd., Ste. A-150
Plantation, FL 33324
954-727-8271
Stan.Riskin@gmail.com
February 7, 14, 2025 25-00196K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2024-CP-003171
IN RE: ESTATE OF JANIE LEE NICCUM a/k/a Janie L. Niccum a/k/a Janie Niccum Deceased.

The administration of the Estate of Janie Lee Niccum a/k/a Janie L. Niccum a/k/a Janie Niccum, deceased, whose date of death was August 28, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 February 7, 2025.

Personal Representative:
Michael Hudson Niccum
6107 Heron Pond Ct.
Burke, Virginia 22015
Attorney for Personal Representative:
Cyrus Malhotra, Esq.
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail:
filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@FLprobatesolutions.com
February 7, 14, 2025 25-00231K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-82
Division Probate
IN RE: ESTATE OF BRIGITTE DORA BREDEMEIER Deceased.

The administration of the Estate of Brigitte Dora Bredemeier, deceased, whose date of death was June 7, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal 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 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 February 7, 2025.

Personal Representative:
Mei Chui, in her capacity as Estate Settlement Officer
Edward Jones Trust Company
12555 Manchester Road
St. Louis, MO 63131
Attorney for Personal Representative:
Daniel Henderson, Esq.
E-mail Addresses:
dan@hendersonsachs.com
michael@hendersonsachs.com
Florida Bar No. 725021
Henderson Sachs, PA
8240 Exchange Drive Ste. C6
Orlando, Florida 32809
Telephone: (407) 850-2500
February 7, 14, 2025 25-00197K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA004535000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR2, Plaintiff, vs.

MICHAEL B. WILLIAMS; UNKNOWN SPOUSE OF MICHAEL B. WILLIAMS; DISCOVER BANK, Defendant(s).
TO: Michael B. Williams
Residence Unknown
Unknown Spouse of Michael B. Williams
Residence Unknown

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

THE NORTH 75 FEET OF THE SOUTH 760.16 FEET OF THE EAST 110 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE EAST 10 FEET FOR PUBLIC ROAD.
Street Address: 2911 North 91 Mine Road, Bartow, Florida 33830

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, 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 Date 3-3-25
Dated on 1/22/25.

Stacy M. Butterfield, CPA
Clerk of said Court
(SEAL) By: Ashley Saunders
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:22-400555
February 7, 14, 2025 25-00212K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 02/21/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2003 MERT mobile home bearing the vehicle identification numbers FLHMB3683X48706A and FLHMB3683X48706B and all personal items located inside the mobile home. Last Tenant: Debra Darlene Stanish. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.
February 7, 14, 2025 25-00229K

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 fictitious name of United Stone Countertops located at: 101 W Main Street, Suite 133 in the city of Lakeland, FL 33803 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 3rd day of February 2025.
OWNER:
United Kitchen & Bath LLC
101 W Main Street, Suite 133
Lakeland, FL 33803
February 7, 2025 25-00216K

FIRST INSERTION

Notice Of Public Sale
The following personal property of: Melvin Knight, Jr will on February 27, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:
1996 NOBI Mobile Home, VIN N16159 , TITLE 70802049
And all other personal property located therein
Prepared by Tracy McDuffie, 4111 W Cypress Street, Tampa, FL 33607
February 7, 14, 2025 25-00199K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022CA00228000000
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF PEOPLE'S FINANCIAL REALTY MORTGAGE SECURITIES TRUST, SERIES 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ANNA MARIA STILLS A/K/A ANNA STILLS; 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 November 7, 2024 in Civil Case No. 2022CA002280000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF PEOPLE'S FINANCIAL REALTY MORTGAGE SECURITIES TRUST, SERIES 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ANNA MARIA STILLS A/K/A ANNA STILLS; 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 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 March 7, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 15, HEATH'S ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 10, 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 DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 30th 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
2025.01.30 14:29:01-05'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-5743B
February 7, 14, 2025 25-00201K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA
CASE No.: 2025CA000058000000
SAGAPO REAL ESTATE 3 LLC, Plaintiff, vs.

EDWARD CARR, and all others claiming by, through and under EDWARD CARR and MARGARET CARR, and all others claiming by, through and under MARGARET CARR, Defendant,

TO: EDWARD CARR, and all others claiming by, through and under EDWARD CARR and MARGARET CARR, and all others claiming by, through and under MARGARET CARR
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:

Lot 9, Block 1, G W Mann's Addition to Bartow, Fla, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 17, of the Public Records of Polk County, Florida. a/k/a 1070 Stanford St, Bartow FL 33830.

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 March 3, 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 impaired, call 711.

DATED this 24 day of January 2025.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: /s/ Asuncion Nieves
As Deputy Clerk

J.D. Manzo
Manzo & Associates, P.A.,
Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
(407) 514-2692
Feb. 7, 14, 21, 28, 2025 25-00208K

FIRST INSERTION

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

CASE NO.: 2024-CA-4686
S&K BIMINI BAY HOLDINGS LLC, Plaintiff, v.
EDITHA REROMA ABELLA, Defendant.

To: EDITHA REROMA ABELLA
YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

POINCIANA NEIGHBORHOOD 5 VILLAGE 7 PB 53 PGS 19/28 BLK 1108 LOT 10 More commonly known as: Michigan Dr., Poinciana, FL 34759

has been filed by Plaintiff, S&K BIMINI BAY HOLDINGS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 3-6-25 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 28 day of Jan, 2025.
Clerk of the Circuit Court
Stacy M. Butterfield
(SEAL) By: Antonio Sparrow
Deputy Clerk

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S,
Suite 1204
Jacksonville, FL 32224
Feb. 7, 14, 21, 28, 2025 25-00200K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

-- ACTIONS / SALES --

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.

532024CA000862000000

WELLS FARGO BANK, N.A.

Plaintiff, v.
THE UNKNOWN HEIRS,
GRANTEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS
OF BETTY T. DAVIS, DECEASED,
ET AL.

Defendants.

TO: THE UNKNOWN HEIRS,
GRANTEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS OF
BETTY T. DAVIS, DECEASED
Current Residence Unknown, but
whose last known address was:
401 WINSTON AVE APT B1, LAKE

WALES, FL 33853-5057

AND

ANNETTE G. ANGLIN A/K/A AN-
NETTE GILLARD ANGLIN A/K/A
ANNETTE NICOLE ANGLIN,
Current residence unknown, but whose
last known address was:
219 DINNER LAKE PL, LAKE

WALES, FL 33859-2104

YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing property in Polk County, Florida,
to-wit:

LOT 133, DINNER LAKE
SHORES PHASE THREE, ACCORD-
ING TO THE MAP OR
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 135, PAGES
33 AND 34, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your writ-
ten defenses, if any, to it on eXL Legal,
PLLC, Plaintiff's attorney, whose ad-
dress is 12425 28th Street North, Suite
200, St. Petersburg, FL 33716, on or
before 3-6-25 or within thirty (30) days
after the first publication of this Notice
of Action, and file the original with the
Clerk of this Court at P.O. Box 9000,
Drawer CC-2, Bartow, FL 33831-9000,
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise, a default will be entered against
you for the relief demanded in the com-
plaint 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 Admin-

istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

WITNESS my hand and seal of the
Court on this 28 day of Jan, 2025.

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: /s/ Antoino Sparrow
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000007560
February 7, 14, 2025 25-00217K

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. 2024CA004432000000
CARRINGTON MORTGAGE
SERVICES LLC,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF FRANKLIN
GLENN CONNER, DECEASED,
et al.

Defendant(s).

TO: PHYLLIS KAYE TANNER,
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 fore-
closed herein.

TO: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, GRAN-
TEES, ASSIGNEES, LIENORS, CREDI-
TORS, TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST IN
THE ESTATE OF FRANKLIN GLENN
CONNER, DECEASED; and THE
UNKNOWN HEIRS, BENEFICIA-
RIES, DEVISEES, GRANTEES, AS-
SIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF PEGGY SANCHEZ, DE-
CEASED,

whose residence is unknown if he/she/
they be living; and if he/she/they be
dead, the unknown defendants who
may be spouses, heirs, devisees, grant-
ees, assignees, lienors, creditors, trust-
ees, and all parties claiming an interest
by, through, under or against the Defen-
dants, who are not known to be dead or
alive, and all parties having or claiming
to have any right, title or interest in the
property described in the mortgage be-
ing foreclosed herein.

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the
following property:

LOT 1, BLOCK "C", SOUTH
SIDE PARK, LAKELAND,
FLORIDA, ACCORDING TO
THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 35,
PAGE 35, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before March 13,
2025/(30 days from Date of First Publi-
cation of this Notice) and file the origi-
nal 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 filed 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

THIS NOTICE SHALL BE PUBLISHED
ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of
this Court at County, Florida, this 4 day
of February, 2025.

CLERK OF THE CIRCUIT COURT
Stacy M. Butterfield
(SEAL) BY: /s/ Asuncion Nieves
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-252139
February 7, 14, 2025 25-00222K

FIRST INSERTION

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

Case No.: 24-CA-001317

HHI-NFHB, LLC,

Plaintiff, vs-

THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS
CLAIMING BY, THROUGH,
UNDER OR AGAINST LORRAINE
E. LAPORTE, DECEASED; JAMES
JOHN WILEY; THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; HIGHLAND
FAIRWAYS PROPERTY OWNERS
ASSOCIATION, INC.; UNKNOWN
TENANT 1,
Defendant,

Notice is hereby given that, pursuant
to a Final Judgment of Foreclosure en-
tered in the above-styled cause, in the
Circuit Court of Polk County, Florida,
STACY M. BUTTERFIELD, the Clerk
of the Circuit Court will sell the prop-
erty situate in Polk County, Florida, de-
scribed as:

LOT 577, HIGHLAND FAIR-
WAYS PHASE III-B, ACCORD-
ING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK
90, PAGES 5 AND 6, PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

Property Address: 3448 GLEN
ABBEY LN, LAKELAND, FL
33810

at public sale, to the highest and
best bidder, for cash, online at www.
polk.realforeclose.com, at 10:00 a.m. on
February 7, 2025.

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FUNDS
FROM THIS SALE, IF ANY, OTHER
THAN THE PROPERTY OWNER
AS OF THE DATE OF THE LIS
PENDENS, MUST FILE A CLAIM
WITHIN 60 DAYS AFTER THE SALE
IN ACCORDANCE WITH SECTION
45.031(1)(a), FLORIDA STATUTES.

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

NOTE: THIS COMMUNICATION,
FROM A DEBT COLLECTOR, IS AN
ATTEMPT TO COLLECT A DEBT
AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.

DATED this 30th day of January,
2025.

Jeffrey C. Hakanson, Esquire
For the Court
/s/ Jeffrey C. Hakanson
JEFFREY C. HAKANSON, ESQUIRE
Florida Bar No. 0061328
Primary E-mail:

Jeff@mcintyrefirm.com
Secondary E-mail:

JCHservice@mcintyrefirm.com
McIntyre Thanasides Briggold Elliott
Grimaldi Guito & Matthews, P.A.

1228 E. 7th Ave, Suite 100
Tampa, Florida 33605
813-223-0000 Tel.; 813-899-6069 Fax
Attorneys for Plaintiff

February 7, 14, 2025 25-00206K

FIRST INSERTION

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

CIVIL DIVISION

CASE NO.

532024CA004043000000

SELENE FINANCE, LP,

Plaintiff, vs.

THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF CARMEN RUIZ
CARTAENA A/K/A CARMEN D.
CARTAGENA A/K/A CARMEN
DELIA CARTAGENA, DECEASED;
THE UNKNOWN SUCCESSOR
TRUSTEE(S) OF THE CARMEN
DELIA CARTAGENA REVOCABLE
TRUST; YOLANDA NIEVES;
DERRECK JASON ROSS;
UNKNOWN BENEFICIARIES
OF THE CARMEN DELIA
CARTAGENA REVOCABLE
TRUST; POINCIANA VILLAGE
THREE ASSOCIATION, INC.;
ASSOCIATION OF POINCIANA
VILLAGES, INC.; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and 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,
Defendant(s).

TO: UNKNOWN TENANT NO. 1
409 Eagle Dr
Kissimmee, FL 34759

TO: UNKNOWN TENANT NO. 2
409 Eagle Dr
Kissimmee, FL 34759

TO: THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER PAR-
TIES CLAIMING BY, THROUGH,
UNDER OR AGAINST THE ESTATE
OF CARMEN RUIZ CARTAENA
A/K/A CARMEN D. CARTAGENA
A/K/A CARMEN DELIA CARTAGE-
NA, DECEASED

Last Known Address
ADDRESS UNKNOWN
Current Residence is Unknown
TO: DERRECK JASON ROSS

Last Known Address
3200 Smoke Singal Cir
Kissimmee, FL 34746
Current Residence is Unknown
TO: THE UNKNOWN SUCCESSOR

TRUSTEE(S) OF THE CARMEN
DELIA CARTAGENA REVOCABLE
TRUST

Last Known Address
ADDRESS UNKNOWN

Current Residence is Unknown
TO: UNKNOWN BENEFICIARIES
OF THE CARMEN DELIA CARTA-
GENA REVOCABLE TRUST

Last Known Address
ADDRESS UNKNOWN

Current Residence is Unknown
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing described property in Polk County,
Florida:

LOT 20, BLOCK 769, POIN-
CIANA NEIGHBORHOOD
5 NORTH, VILLAGE 3, AC-
CORDING TO THE OFFICIAL
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 54, PAGES
27 THROUGH 42, 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 Diaz Anselmo
& Associates, P.A., Plaintiff's attorneys,
whose address is P.O. BOX 19519, Fort
Lauderdale, FL 33318, (954) 564-0071,
answers@dallegal.com, within 30 days
from first date of publication, and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torneys or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.

In accordance with the Americans
with Disabilities Act of 1990, if you
are a person who needs any accommo-
dation in order to participate in this
proceeding, you are entitled at no cost
to you, to the provision of certain as-
sistance. Please contact the Office of
the Court Administrator at (863) 534-
4690, within two (2) working days of
your receipt of this notice; if you are
hearing or voice impaired, call TDD
(863) 534-7777 or Florida Relay Ser-
vice 711.

Default Date 3-10-25
DATED on 1/30/25.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: Ashley Saunders
As Deputy Clerk

Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1446-208118 / VP2
February 7, 14, 2025 25-00205K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA003974

COUNTRY SQUARE
HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.

ERIKA DANIELLE OWENS,
Individually; UNKNOWN SPOUSE
OF ERIKA DANIELLE OWENS;
and ALL UNKNOWN TENANTS/
OWNERS,
Defendants.

TO:
Erika Danielle Owens
1616 Saddlehorn Drive
Lakeland, Florida 33810
Unknown Spouse of Erika Danielle
Owens
1616 Saddlehorn Drive
Lakeland, Florida 33810
All Unknown Tenants/Owners
1616 Saddlehorn Drive
Lakeland, Florida 33810

YOU ARE NOTIFIED that an action
to enforce and foreclose a claim of lien
for unpaid homeowners' association as-
sessments against the real property in
Polk County Florida, commonly known
as 1616 Saddlehorn Drive, Lakeland,
Florida 33810, and more particularly
described as:

Lot 69, Country Square, accord-
ing to the plat thereof, recorded in
Plat Book 147, Page(s) 11, of
the Public Records of Polk Coun-
ty, 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. Or-
ange Avenue, Suite 500, Orlando, Flor-
ida 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 Plain-
tiff's attorney or immediately thereaf-
ter; otherwise, a default will be entered
against you for the relief demanded in
the Complaint.

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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

Default Date March 6, 2025
DATED: 1-28-25

Stacy M. Butterfield
Clerk of the Court for
Polk County, Florida
(SEAL) By: /s/ Antonio Sparrow
Deputy Clerk

DI MASI | BURTON, P.A.,
Plaintiff's attorney,
801 N. Orange Avenue,
Suite 500,
Orlando, Florida 32801
February 7, 14, 2025 25-00221K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION

CASE NO.

532024CA002503000000

CSMC 2019-RPL11 TRUST,

Plaintiff, vs.

DALTON PARIS; MARIE M.
MAGLOIRE-PARIS; POINCIANA
VILLAGE SEVEN ASSOCIATION,
INC.; ASSOCIATION OF
POINCIANA VILLAGES, INC.;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
and 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,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to an Order or Summary Final
Judgment of foreclosure dated Janu-
ary 6, 2025, and entered in Case No.
532024CA002503000000 of the
Circuit Court in and for Polk County,
Florida, wherein CSMC 2019-RPL11
TRUST is Plaintiff and DALTON PAR-
IS; MARIE M. MAGLOIRE-PARIS;
POINCIANA VILLAGE SEVEN AS-
SOCIATION, INC.; ASSOCIATION
OF POINCIANA VILLAGES, INC.;
UNKNOWN TENANT NO. 1; UN-
KNOWN TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH, UN-
DER OR AGAINST A NAMED DE-
FENDANT TO THIS ACTION, OR HAV-
ING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED, are Defendants, STACY
M. BUTTERFIELD, Clerk of the Cir-
cuit Court, will sell to the highest and
best bidder for cash online at www.
polk.realforeclose.com, 10:00 a.m., on
March 7, 2025, the following described
property as set forth in said Order or Fi-
nal Judgment, to-wit:

LOT 18, IN BLOCK 3013, OF
POINCIANA NEIGHBOR-
HOOD 6 VILLAGE 7, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 61 PAGES
29 THROUGH 52, OF THE
PUBLIC RECORDS 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 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 PROVID-
ED HEREIN.

In accordance with the Americans
with Disabilities Act of 1990, if you
are a person who needs any accommo-
dation in order to participate in this
proceeding, you are entitled at no cost
to you, to the provision of certain as-
sistance. Please contact the Office of
the Court Administrator at (863) 534-
4690, within two (2) working days of
your receipt of this notice; if you are
hearing or voice impaired, call TDD
(863) 534-7777 or Florida Relay Ser-
vice 711.

Pursuant to Florida Statute
45.031(2), this notice shall be published
twice, once a week for two consecutive
weeks, with the last publication being at
least 5 days prior to the sale.

DATED January 31, 2025.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-201952 / SR4
February 7, 14, 2025 25-00207K

**PUBLISH YOUR
LEGAL NOTICE**
Email
legal@businessobserverfl.com
Business
Observer

--- ESTATE / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 23CC-008978
WEST HAVEN HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.
AARLEX ENTERPRISE SERVICES LLC AND UNKNOWN TENANT(S), Defendant.
TO: AARLEX ENTERPRISE SERVICES LLC

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Lake County, Florida, more particularly described as follows:

Lot 45, ABBEY AT WEST HAVEN, according to the Plat thereof as recorded in Plat Book 114, Pages 41 through 43, inclusive, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. A/K/A 338 Windsor Place, Davenport, FL 33896

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Las

mark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Default March 6, 2025
 WITNESS my hand and seal of this Court on the 28 day of Jan, 2025.

Stacy M. Butterfield
 Circuit and County Courts
 (SEAL) By: Antonio Sparrow
 Deputy Clerk

MANKIN LAW GROUP,
 Attorneys for Plaintiff,
 2535 Landmark Drive,
 Suite 212,
 Clearwater, FL 33761
 February 7, 14, 2025 25-00188K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2024CA003800000000
Division 08
NATIONSTAR MORTGAGE LLC Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, JAMES SHERMAN PORTER IV A/K/A JAMES PORTER IV, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, MATTHEW DAVID PORTER, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, JOHNATHAN PORTER, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, et al.

Defendants.
TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED
CURRENT RESIDENCE UNKNOWN
 You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 119, OF INWOOD NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 1489 36TH ST NW, WINTER HAVEN, FL 33881 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 2/20/2025, (or 30 days from the first date of publication, whichever is later) 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.

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

Dated: January 14, 2025.
 CLERK OF THE COURT
 Honorable Stacy M. Butterfield
 255 North Broadway
 Bartow, Florida 33830-9000
 (COURT SEAL)
 By: /s/ Asuncion Nieves
 Deputy Clerk

David R. Byars
 Kass Shuler, P.A.,
 Plaintiff's Attorney,
 P.O. Box 800,
 Tampa, Florida 33601,
 (813) 229-0900
 F320250/2426214/MTS
 February 7, 14, 2025 25-00189K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2024CA000322
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, -vs-
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN C FRIEND SR, A/K/A JOHNNY FRIEND, DECEASED, Defendant(s)

TO: UNKNOWN SPOUSE OF JOHN C FRIEND SR AND UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN C FRIEND SR, A/K/A JOHNNY C FRIEND, DECEASED
 Last Known Address: 192 Hadden Lane, Bartow, FL 33830

You are notified of an action to foreclose a mortgage on the following property in Polk County:
 The North 110 feet of the South 220 feet of the East 220 feet of the West 440 feet of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 29 South, Range 26, East, Polk County, Florida, Less the West 30 feet thereof for the road right of way, Also Known As Lot 3 of Fox Run Subdivision, Unrecorded.

192 Hadden Lane, Bartow, FL 33830

The action was instituted in the Circuit Court, Tenth Judicial Circuit in and for Polk, County, Florida; Case No. 2024CA000322; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. John C Friend Sr. You are required to serve a copy of your written defenses, if any, to the action on Lynn Vouis, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 2-24-25, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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: 1/17/25
 Stacy M. Butterfield
 Polk Clerk of the Circuit Court
 As Clerk of Court
 (SEAL) By: Ashley Saunders
 As Deputy Clerk
 February 7, 14, 2025 25-00204K

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
File No.
53-2025-CP-000129-0000-XX
PROBATE DIVISION
IN RE: ESTATE OF JOHN L. PERRIER, JR., Deceased.

The administration of the estate of JOHN L. PERRIER, JR., 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-000129-0000-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

FIRST INSERTION

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 February 7, 2025.

Personal Representative:
Keith J. Perrier
 4280 Trinity Mills Road #214
 Dallas, TX 75287
 Attorney for Personal Representative:
 Mark E. Clements, Esq.
 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
 February 7, 14, 2025 25-00224K

SUBSEQUENT INSERTIONS

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

FOURTH 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. ESTRADA, 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, 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, assignees, lienors, creditors, trustees, and all other parties claiming an interest by, through, or under the ESTATE OF JUNG TAEK KIN, Defendants.

TO: DEFENDANTS, THE UNKNOWN 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, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, OR UNDER THE ESTATE 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, ac-

ording to the Plat thereof, recorded in Plat Book 53, Page(s) 4 through 18, of the Public Records of Polk County, Florida.

You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address 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

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA004139000000
SAGAPO PROPERTIES LLC, Plaintiff, vs.
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, CLOY'S 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 DAISY MAE DIGA, DAVID MAGALLON, ESTATE OF EVELYN M. JOINER, and all others claiming by, through and under ESTATE OF EVELYN M. JOINER, CLOY'S 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.

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 2").
 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 Shifflett 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 impaired, call 711.

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

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

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on 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 obligated party.
 Jan. 31; Feb. 7, 2025 25-00155K

SECOND 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 CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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@srblawyers.com
 Secondary Email:
 Jennifer@srblawyers.com
 Jan. 31; Feb. 7, 2025 25-00160K

SECOND 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, BENEFICIARIES, 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, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, TRUSTEES 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, Florida:
 LOT 419, LAKESIDE LANDINGS PHASE ONE ACCORDING TO THE PLAT AS RE-

CORDED IN PLAT BOOK 147, PAGES 45-55 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, 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@fclg.com
 Fla Bar No.: 90297
 Jan. 31; Feb. 7, 2025 25-00182K

-- ESTATE --

SECOND 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. POCCHI,
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 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 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

SECOND INSERTION

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

The administration of the estate of VICTOR 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 below.

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

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

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

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:

Lawofficeofjorgeordriguez@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 25-00161K

SECOND 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 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 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:

Lawofficeofjorgeordriguez@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

SECOND 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 pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF 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 SO FILED WITHIN 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.

Debra Kay Meyer

Personal Representative
Address: 5600 Starling Drive,
Mulberry, FL 33860

MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
Jan. 31; Feb. 7, 2025 25-00175K

THIRD INSERTION

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

Notice is hereby given that the Hawthorne Mill North Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on February 19, 2025 at 9:30 a.m., or as soon thereafter as the matter may be heard, at the Holiday Inn Express & Suites Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on the Expansion Parcel, which was added to the District pursuant to an Ordinance adopted by the City Commission of the City of Lakeland, Florida. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments.

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

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

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

District Manager

January 24, 31; February 7, 14, 2025

25-00141K

FOURTH INSERTION

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

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

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

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

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

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

District Manager

January 17, 24, 31; February 7, 2025

25-00114K

FOURTH INSERTION

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

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

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

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

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

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

District Manager

January 17, 24, 31; February 7, 2025

25-00113K

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **2025CP0002190000XX**
Division: ES
IN RE: ESTATE OF
JUDITH R. SAUS Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of JUDITH R. SAUS, deceased, File Number 25-CP0002190000 by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was October 28, 2024; that the total value

of the estate is \$3,972.23 and that the names and address of those to whom it has been assigned by such order are:

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against the estate of the decedent other than those for whom provisions for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE

FOREVER BARRED.

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

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

Petitioner:

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

Attorney for Petitioner:

/s/ Wesley R. Stacknik
WESLEY R. STACKNIK, Attorney
Florida Bar No. 0233341

6260 Seminole Boulevard
Seminole, FL 33772-6837
Telephone: (727) 398-4496
E-Mail: stackniklaw@yahoo.com
Jan. 31; Feb. 7, 2025 25-00180K

SECOND 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 JUDITH 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 BARRED.

Any person entitled to exempt property is required to file a petition 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 WITHIN THE TIME PROVIDED 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 25-00181K

SECOND 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 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 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

--- ACTIONS / SALES ---

SECOND 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

TO:
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 Defen-
dant, Owner, is in violation of the pro-
visions of the Declaration against the real
property in Polk County Florida, com-
monly 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. Or-
ange Avenue, Suite 500, Orlando, Flor-
ida 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 Plain-
tiff's attorney or immediately thereaf-
ter; 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

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

Stacy 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
25-00157K

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,
Plaintiff, v.
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 Sum-
mary Judgment dated January 24,
2025, and in Case No. 2024CC002060
of the Circuit Court of the Tenth Judi-
cial Circuit in and for Polk County, Flor-
ida, 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 disabil-
ity who needs any accommoda-
tion in order to participate in this
proceeding, you are entitled, at no
cost to you, to the provision of certain
assistance. Please contact the Of-
fice of the Court Administrator, 255
N. Broadway Avenue, Bartow, Florida
33830, (863) 534-4686, at least 7
days before your scheduled court ap-
pearance, 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. Wonseltler
Karen J. Wonseltler, 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

SECOND 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, GRANTEEES,
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, CREDI-
TORS, LIENORS AND TRUSTEES
OF PATRICK MALONE, DECEASED
(RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

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,
Dundee, FL 33838

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, upon Kelley Kro-
nenberg, Attorney for Plaintiff, whose
address is 10360 West State Road 84,
Fort Lauderdale, FL 33324 on or be-
fore 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 de-
manded 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 per-
son 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 Court-
house, 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

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.:
2023CA-005222-0000-00
PENNYMAC LOAN SERVICES,
LLC,
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,
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 18 day of February,
2025, the following described property
as set forth in said Final Judgment, to
wit:

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: 316
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 disabil-
ity 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 Ad-
ministrator 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 22 day of January 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-01921
Jan. 31; Feb. 7, 2025 25-00163K

SECOND 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 Cir-
cuit Court of the Tenth Judicial Cir-
cuit in and for Polk County, Florida,
wherein NATIONSTAR MORTGAGE
LLC D/B/A MR. COOPER is the Plain-
tiff 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. Butter-
field as the Clerk of the Circuit Court
will sell to the highest and best bidder
for cash at www.polk.realforeclose.com,
at 10:00 AM, on February 21, 2025,
the following described property as set
forth in said Final Judgment, to wit:

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

33868
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim in accor-
dance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILI-
TIES ACT. If you are a person with a
disability who needs assistance in order
to participate in a program or service
of the State Courts System, you should
contact the Office of the Court Adminis-
trator at (863) 534-4686 (voice), (863)
534-7777 (TDD) or (800) 955-8770
(Florida Relay Service), as much in ad-
vance 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 en-
able you to effectively participate in the
court program or service.

Dated this 29 day of January, 2025.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-003346 - MaM
Jan. 31; Feb. 7, 2025 25-00187K

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 2023-CA-000158
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.

JANICE A EDWARDS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of
Foreclosure entered March 14, 2024
in Civil Case No. 2023-CA-000158
of the Circuit Court of the TENTH
JUDICIAL CIRCUIT in and for Polk
County, Bartow, Florida, wherein
PENNYMAC LOAN SERVICES, LLC
is Plaintiff and Janice A Edwards,
et al., are Defendants, the Clerk of
Court, STACY BUTTERFIELD,
CPA, will sell to the highest and best
bidder for cash electronically at www.
polk.realforeclose.com in accordance
with Chapter 45, Florida Statutes on
the 21st day of February, 2025 at 10:00
AM on the following described property
as set forth in said Summary Final
Judgment, to-wit:

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

8 of the Public Records of Polk
County, Florida.

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

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

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

McCalla Raymer Leibert Pierce, LLC
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
23-07832FL
Jan. 31; Feb. 7, 2025 25-00178K

SECOND INSERTION

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

CIVIL DIVISION
Case No. 2024CA000530000000
Division 08
CROSSCOUNTRY MORTGAGE,
LLC
Plaintiff, vs.

CHRISTOPHER MORALES,
WISLANDO SULLY, VANESSA
SULLY, ORCHID TERRACE
PHASE 1 HOMEOWNERS
ASSOCIATION, INC., UNKNOWN
SPOUSE OF VANESSA SULLY,
AND UNKNOWN TENANTS/
OWNERS,
Defendants.

Notice is hereby given, pursuant to Fi-
nal Judgment of Foreclosure for Plain-
tiff 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, Flor-
ida described as:

LOT 10, ORCHID TER-
RACE PHASE 1, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 176, PAGE(S) 1
THROUGH 7, INCLUSIVE, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

and commonly known as: 144 DE-
NALI ST, HAINES CITY, FL 33844;

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

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

AMERICANS WITH DISABILI-
TIES ACT. If you are a person with a
disability who needs any accommoda-
tion in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain assis-
tance. 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 immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

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

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal
property described below to enforce a lien imposed on said property under The
Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned
will sell at public sale by competitive bidding on 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 obligated party.
Jan. 31; Feb. 7, 2025 25-00156K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
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 Chippen-
dale 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 APPEAR-
ANCE, OR IMMEDIATELY UPON
RECEIVING THIS NOTIFICATION
IF THE TIME BEFORE THE SCHED-
ULED APPEARANCE IS LESS THAN
7 DAYS; IF YOU ARE HEARING OR
VOICE IMPAIRED, CALL 711.

Pursuant to the Fla. R. Jud. Ad-
min. 2.516, the above signed counsel
for Plaintiff designates attorney@
padgettlawgroup.com as its primary e-
mail address for service, in the above
styled matter, of all pleadings and docu-
ments required to be served on the par-
ties.

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

--- ESTATE ---

SECOND 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 Or-
der of Summary Administration has
been entered in the estate of Janet
Louise Vollinger Blackford a/k/a Jan-
et Vollinger Blackford, deceased, File
Number 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 Oc-
tober 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 de-
cedent and persons having claims or
demands against the estate of the de-
cedent other than those for whom provi-
sion for full payment was made in the
Order of Summary Administration

must file their claims with this court
WITHIN THE TIME

--- ACTIONS / SALES ---

SECOND 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, Township 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 the end of the said curve; thence run North 42°07'11" East, a dis-

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. Property Address: 210 Old 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

SECOND INSERTION

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

Case #: 532024CA002611000000 DIVISION: 8

Trust 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)

NOTICE IS HEREBY GIVEN pursuant to order resccheduling foreclosure sale or Final Judgment, entered in Civil Case No. 532024CA002611000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Trust Bank, successor 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-

OND REPLAT OF A PART OF "LAKE ELBERT HEIGHTS", UNIT 2, AS RECORDED IN PLAT BOOK 42, PAGE 23, ET SEQ., 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE 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) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 24-331091 FCO1 SUU

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

SECOND 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 RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, PAGES 21 AND 22, 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 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 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 or petition filed 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 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (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

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 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 SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B is the Plaintiff, and CHRISTOPHER FRANKLIN, CITY OF LAKELAND, A FLORIDA MUNICIPAL CORPORATION, ROBERT W. BARFIELD, D/B/A PEST STOP PEST MANAGEMENT, INC. and UNKNOWN TENANT #1 N/K/A BETTINA DIXON are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on February 20, 2025, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

THE SOUTH 1/2 OF LOT 5,

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

SECOND INSERTION

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, Plaintiff, vs. CLAUDIA P. CORONADO, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 13, 2025, and entered in Case No. 2023-CA-006726 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which QUEST TRUST COMPANY FBO JAMES BARCZ IRA #4036321, is the Plaintiff and CLAUDIA P CORONADO; UNKNOWN SPOUSE OF CLAUDIA P CORONADO; UNKNOWN TENANT #1 N/K/A VANESSA CORONADO 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 28, 2025 at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:

LOT 20, BLOCK B, MELODY HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 33 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 23-28-15-086000-

002200
PROPERTY ADDRESS: 621 N. CHESTNUT ROAD, LAKE-LAND, FL 33815

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.

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. Waldman, P.A.
PO Box 5162,
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwalldmanlaw.com
E-Service: service@dwalldmanlaw.com
Attorneys for Plaintiff
Jan. 31; Feb. 7, 2025 25-00172K

SECOND 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 Rescheduling 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 A

1994 DOUBLEWIDE MOBILE 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 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 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@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 24-F00669
Jan. 31; Feb. 7, 2025 25-00164K

SECOND 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. ACCORDING 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

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.: 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, 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 21 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 29, OF THE VILLAGE-LAKELAND UNIT NO. 4 ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY AND INCORPORATED

HEREIN AND WHICH IS INTENDED BY ALL PARTIES TO CONSTITUTE A PART OF THE REALTY AND TO PASS WITH IS

SAID MOBILE HOME IS IDENTIFIED AS FOLLOW: 1989 BARRINGTON BEARING VIN NUMBERS FFLFJ33 A/B 11793BA
PROPERTY ADDRESS: 432 OAK RIDGE W, LAKELAND, FL 33801

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 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 25-00173K

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu.

or email legal@businessobserverfl.com

Business Observer