

POLK COUNTY LEGAL NOTICES

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Robin Margaret Clawson a/k/a Robin Clawson Cohan, and Richard Orville Cohan and If Deceased, All Unknown Parties, Beneficiaries, Heirs, Successors and Assigns of Richard Orville Cohan and All Parties Having or Claiming to Have Any Right, Title, or Interest in the Property Herein Described on the 28th day of February 2025 at 10:00 a.m., on property at 7400 Cypress Gardens Boulevard, S63, 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: 2015 FORD SUN-SEEKER
VIN No.: 1FDX34FS9FDA00205
Tag No.: JLG 319, Alaska
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 14, 21, 2025 25-00235K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Glacial Bite Delights located at 6180 Lightsey Rd in the City of Ft. Meade, Polk County, FL 33841 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of February, 2025.
Kevin T. Salsbery
February 14, 2025 25-00236K

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Carlos Guzman will on March 7, 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:

1980 BROO Mobile Home, VIN FLFL2AA18322380/FLFL2BA18322380, TITLE 19103451/19103450
And all other personal property located therein
Prepared by Tracy McDuffie, 4111 W Cypress Street, Tampa, FL 33607
February 14, 21, 2025 25-00243K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to ES. 715.109: A 1994 FLEE mobile home bearing Vehicle Identification Numbers FLFLR33A16072BF and FLFLR33B16072BF and all personal items located inside the mobile home. Last Tenant: Sandra Jean Law and Teresa Mae Miller. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.
February 14, 21, 2025 25-00244K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Massage by Kirk located at 921 Shadow dr in the City of Lakeland, Polk County, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of February, 2025.
Kirk Keeling
February 14, 2025 25-00245K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that RAI Care Centers of Florida II, LLC, 920 Winter St., Waltham, MA 02451, desiring to engage in business under the fictitious name of Fresenius Medical Care Winter Haven, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

February 14, 2025 25-00256K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Bradley Lake Wilson located at 5000 Tignes Lane in the City of Davenport, Polk County, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of February, 2025.
WP Lakewilson MF-FL Owner, LLC
February 14, 2025 25-00250K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Susan Ann Ortiz will on the 4th day of March 2025 at 11:00 a.m., on property at 33 BB Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1961 FLEE Mobile Home
VIN No.: DA1R1S1228
Title No.: 6207952
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 14, 21, 2025 25-00264K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Fresenius Medical Care Winter Lake, LLC, 920 Winter St., Waltham, MA 02451, desiring to engage in business under the fictitious name of Fresenius Kidney Care Winter Lake, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

February 14, 2025 25-00255K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Angel Diaz will engage in business under the fictitious name I&K AUTO REPAIR CENTY, with a physical address 3170 LAKE ALFRED RD WINTER HAVEN, FL 33881, with a mailing address 3170 LAKE ALFRED RD WINTER HAVEN, FL 33881, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 14, 2025 25-00271K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of "RSS Mobile Trailer Repair," located at 900 E Front Street, Ste 201, Traverse City, Michigan 49686, will be operating in, Polk County, State of Florida, and intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

Russ' Steamer Services LLC
Owner
February 14, 2025 25-00272K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of "RSS Trailer Repair," located at 900 E Front Street, Ste 201, Traverse City, Michigan 49686, will be operating in, Polk County, State of Florida, and intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

Russ' Steamer Services LLC
Owner
February 14, 2025 25-00273K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/28/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 KING mobile home bearing Vehicle Identification Number K242 and all personal items located inside the mobile home. Last Tenant: The Estate of Barbara Jeanne Huettl a/k/a Barbara

February 14, 21, 2025 25-00275K

FIRST INSERTION

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

PROBATE DIVISION
Case.: 2024 CP 2744
IN RE: ESTATE OF GLADYS GONZALEZ RAMDYAL
Deceased.

The administration of the estate of GLADYS GONZALEZ RAMDYAL, deceased, whose date of death was June 2nd, 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 petitioner'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

FIRST INSERTION

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

Probate Division
File No. 2024CP0028930000XX
IN RE: ESTATE OF KATHLEEN M. O'CONNOR
Deceased

The administration of the Estate of KATHLEEN M. O'CONNOR, deceased, File Number 2024CP0028930000XX, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 East Parker Street, Rm 240, Lakeland, FL 33801-1929. 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, THE TIME PERIOD SET FORTH IN

FIRST INSERTION

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

PROBATE DIVISION
File No.
53-2023-CP-001723-0000-XX
IN RE: ESTATE OF SHIRLEY RAY RITCHIE,
Deceased.

The administration of the estate of Shirley Ray Ritchie, deceased, whose date of death was April 20th, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate Department, P.O. 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.

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

Boyd; All Unknown Parties, Beneficiaries, Heirs, Successors, And Assigns of Barbara Jeanne Huettl a/k/a Barbara Boyd; Sean P. Beauclair, as Possible Heir; and Scott D. Beauclair, as Possible Heir. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, 863-397-7699.
February 14, 21, 2025 25-00275K

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 14, 2025.

Petitioner:
/s/ Lisa Nunez
Lisa Nunez
918 Fieldstone Way,
Haines City FL 33844
/s/ Markeishia L. Smith, Esquire
Markeishia L. Smith, Esquire
THE LAW OFFICES OF
MARKEISHIA L. SMITH, P.A.
Florida Bar No. 122772
P.O. Box 3303
Haines City, FL 33844
Phone: (863) 866-9917
Fax: (863) 438-6860
Primary:
msmith@thesmithlawfirm.org
Attorney for Petitioner
February 14, 21, 2025 25-00234K

SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

ALL CLAIMS NOT SO FILED 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 the first publication of this notice is February 14, 2025.

Person Giving Notice:
/s/ Deborah Racioppi
DEBORAH A. RACIOPPI
Personal Representative
14090 Aldford Drive
Winter Garden, FL 34787
Attorney for Personal Representative:
/s/ Cynthia E. Orozco
Cynthia E. Orozco
Florida Bar No. 449709
P.O. Box 47277
St. Petersburg, FL 33743-7277
(727) 346-9616
email: cattorney1@tampabay.rr.com
February 14, 21, 2025 25-00262K

FIRST INSERTION

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

PROBATE DIVISION
File No.: 2025CP0000080000
IN RE: ESTATE OF LINDA SUE WEBB,
Deceased.

The administration of the estate of LINDA SUE WEBB, deceased, whose date of death was October 22, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 North Broadway Avenue, Bartow, Florida 33830. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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.

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, if any, 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.

ALL CLAIMS NOT SO 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 February 14, 2025.

Personal Representative:
/s/ Laura Falcon
Laura Falcon
131 Franklin Plaza Drive
Franklin, NC 28734
Attorney For Personal Representative:
/s/Andrew K. Fein, Esq.
Andrew K. Fein, Esq.
Florida Bar No. 956430
Minerley Fein, P.A.
1200 North Federal Highway,
Suite 420
Boca Raton, Florida 33432
Telephone: (561) 362-6699
Facsimile: (561) 447-9884
Primary E-mail:
drew@minerleyfein.com
Secondary E-mail:
fileclerk@minerleyfein.com
February 14, 21, 2025 25-00238K

FIRST INSERTION

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

PROBATE DIVISION
Case.: 2025 CP 0392
IN RE: ESTATE OF MINNIE LEE MITCHELL
Deceased.

The administration of the estate of MINNIE LEE MITCHELL, deceased, whose date of death was April 29th, 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 petitioner's attorney are set forth below.

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

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

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 14, 2025.

Petitioner:
/s/ Rodney B. Griffin
Rodney Byron Griffin
221 Avis St,
Rochester, NY, 14615
/s/ Markeishia L. Smith, Esquire
Markeishia L. Smith, Esquire
THE LAW OFFICES OF
MARKEISHIA L. SMITH, P.A.
Florida Bar No. 122772
P.O. Box 3303
Haines City, FL 33844
Phone: (863) 866-9917
Fax: (863) 438-6860
Primary:
msmith@thesmithlawfirm.org
Attorney for Petitioner
February 14, 21, 2025 25-00240K

FIRST INSERTION

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

PROBATE DIVISION
CASE NO. 2024CP0042250000XX
IN RE: THE ESTATE OF JOSIAH QWASHON BRAGG,
Deceased

The administration of the estate of JOSIAH QWASHON BRAGG, deceased, whose date of death was September 21, 2024, File Number 2024CP-4225, 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 33831-9000. 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 served must file their claims 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 other persons having claims or demands against the estate of the decedent, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED

WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of the first publication of this Notice is February 14, 2025.

Brenda Hines
Personal Representative
621 Snell Street
Wauchula, FL 33873
ROBERT C. THOMPSON, JR.,
Esquire
FBN #390089 SPN #02528094
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East,
Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
February 14, 21, 2025 25-00237K

--- ESTATE / ACTIONS ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003841-0000XX
IN RE: ESTATE OF
MARJORIE L. MEYER A/K/A
MARJORIE LOUISE MEYER
Deceased.

The administration of the estate of Marjorie L. Meyer a/k/a Marjorie Louise Meyer, deceased, whose date of death was May 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North 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. 732.2211, 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 14, 2025.

Personal Representative:

David M. Meyer
201 Whitethorn Way
Churchville, Maryland 21028
Attorney for Personal Representative:
Cary L. Moss, Esq.

Attorney for Personal Representative
Florida Bar Number: 0157351
Sawyer & Sawyer, P.A.

8913 Conroy Windermere Road
Orlando, Florida 32835
Telephone: (407) 909-1900
Fax: (407) 909-1992
E-Mail:

cmoss@sawyerandsawyerpa.com
Secondary E-Mail:
dtaylor@sawyerandsawyerpa.com
February 14, 21, 2025 25-00268K

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. 532024CA003451000000
Fifth Third Bank, National
Association

Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of
Timothy A. Leopard, Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Timothy A. Leopard, Deceased

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

LOT 24, TERA, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 4, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919

Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before March 14, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on February 5, 2025
Stacy M. Butterfield
As Clerk of the Court

(SEAL) By Asuncion Nieves
As Deputy Clerk
Julie York, Esquire
Brock & Scott, PLLC.,
Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
File # 24-F01440
February 14, 21, 2025 25-00257K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-00432
Division: F2
IN RE: ESTATE OF
MAX JAMES BEAGEN
Deceased.

The administration of the estate of Max James Beagen, deceased, whose date of death was February 3, 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.

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 14, 2025.

Personal Representative:

Catherine Stone
845 General D MacArthur Ave,
Labelle, Florida 33935

Attorney for Personal Representative:
L. Michael Maddox
E-mail Address:

LMMaddox@2119Lawyers.com,
LMMSecretary@2119Lawyers.com
Florida Bar No. 0905800
Law Offices of L. Michael Maddox, PA
2119 Riverside Ave
Jacksonville, FL 32204
Telephone: (904) 384-8770
February 14, 21, 2025 25-00260K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA004174000000
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE OF
PRPM 2022-INV1,
Plaintiff, v.
DARRIAN CRUMBLEY; DORCAS
CRUMBLEY; ET AL,
Defendant(s).

To the following Defendant(s):
DARRIAN CRUMBLEY
(Last Known Address: 611 LIMBER LANE, LAKE LAND, FL 33802)
DORCAS CRUMBLEY
(Last Known Address: 611 LIMBER LANE, LAKE LAND, FL 33810)
UNKNOWN SPOUSE OF DARRIAN CRUMBLEY
(Last Known Address: 611 LIMBER LANE, LAKE LAND, FL 33810)
UNKNOWN SPOUSE OF DORCAS CRUMBLEY
(Last Known Address: 611 LIMBER LANE, LAKE LAND, FL 33810)

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

LOT 88, THE PINES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 611 LIMBER LANE, LAKE LAND, FL 33810

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 March 8, 2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 30 day of Jan, 2025.

STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By /s/ Asuncion Nieves
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
February 14, 21, 2025 25-00252K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-004204
Division Probate
IN RE: ESTATE OF
CAROL SUE HUTCHINSON
Deceased.

The administration of the estate of Carol Sue Hutchinson, 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 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.

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 2/14/2025.

Personal Representative:

Dawn Louise Hutchinson
7 Glen More Drive
Poquoson, Va. 23662

Attorney for Personal Representative:
Kimberly K. Muentner, Attorney
Florida Bar Number: 0078340
Mortellaro Law

4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuentner@mortellarolaw.com
Secondary E-Mail:
kkmuenter@gmail.com
February 14, 21, 2025 25-00263K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP0004700000XX
Division Probate
IN RE: ESTATE OF
LAWRENCE BURTON FELTON
A/K/A LARRY BURTON FELTON
Deceased.

The administration of the estate of Lawrence Burton Felton a/k/a Larry Burton Felton, deceased, whose date of death was December 31, 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.

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 14, 2025.

Personal Representative:

/s/ Sandra K. Schroeder
Sandra K. Schroeder
PO Box 3914
Eagle, Colorado 81631

Attorney for Personal Representative:
/s/ Patrick D. Quarles
Patrick D. Quarles, Esq.

Attorney for Sandra K. Schroeder
Florida Bar Number: 1065599
Richert Quarles P.A.
5801 Ulmerton Road,
Suite 100
Clearwater, Florida 33760
Telephone: (727) 235-6461
E-Mail: patrick@richertquarles.com
Secondary E-Mail:
emina@richertquarles.com
February 14, 21, 2025 25-00269K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
53-2024-CP-000074-0000-XX
IN RE: Estate of
FIDEL ORTIZ GONZALEZ,
Deceased.

The administration of the estate of Fidel Ortiz Gonzalez, deceased, whose date of death was September 11, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 14, 2025.

Personal Representative:

/s/ Cruz Negrete
Cruz E. Negrete
128 9th Street West
Winter Haven, Florida 33880

Attorney for Personal Representative:
/s/ Amy L. Phillips
AMY L. PHILLIPS
Attorney for Petitioner
Florida Bar No. 91682

P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipsplc.com
February 14, 21, 2025 25-00249K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
Case No. 2025CP0000760000XX
Division: Probate
IN RE: ESTATE OF
CHARLES R. JOHNSON
Deceased.

The administration of the Estate of Charles R. Johnson, deceased, whose date of death was July 11, 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. 732.2211, 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 14, 2025.

Personal Representative:

Sharon Amelia Shyrigh
6134 Lyn Mar Drive
Lakeland, Florida 33813

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 14, 21, 2025 25-00259K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-004283
IN RE: ESTATE OF
IDALIA VALVERDE,
Deceased.

The administration of the estate of Idalia Valverde, deceased, whose date of death was August 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 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.

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

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 14, 2025.

Personal Representative:

/s/ Fernando E. Valverde Jr.
Fernando E. Valverde, Jr.
200 Blvd de la Fuente, Apt. 13
San Juan, Puerto Rico 00926

Attorney for Personal Representative:
/s/ Rebekah L. Davis
Beth K. Roland, Esquire
Florida Bar Number: 103674
Joseph K. Fabbri, Esquire
Florida Bar Number: 1022503
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147

1030 W. Canton Ave.,
Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: beth.roland@fff.law
E-Mail: joe.fabbri@familyfirstfirm.com
E-Mail: rebekah.davis@fff.law
probate@familyfirstfirm.com
February 14, 21, 2025 25-00274K

SAVE
TIME



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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

--- SALES / ESTATE ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
CIVIL ACTION
Case #: 2019CA002613000000
DIVISION: 15

Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Gregory R. Wilson; Anna A.
Kozhemyakina a/k/a Anna
Kozhemyakina; Darrin C. Lavine;
Unknown Spouse of Gregory R.
Wilson; Unknown Spouse of Darrin
C. Lavine; Navy Federal Credit
Union; Ashley Manor Homeowners'
Association Of Polk County, Inc.;
Gregory R. Wilson, as Trustee of
LQ Enterprises, a Texas Joint-
Stock Company; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, Devisees, Grantees, or Other
Claimants; Unknown Parties in
Possession #2, if living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, Devisees, Grantees, or Other
Claimants,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to order rescheduling foreclosure sale
or Final Judgment, entered in Civil
Case No. 2019CA002613000000 of the
Circuit Court of the 10th Judicial Circuit
in and for Polk County, Florida, wherein

Wells Fargo Bank, N.A., Plaintiff and
Gregory R. Wilson 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 April 14, 2025,
the following described property as set
forth in said Final Judgment, to-wit:
LOT 4, ASHLEY MANOR,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 110,
PAGE 3, 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 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 Office of the Court Admin-
istrator, (863) 534- 4686, at least 7 days
before your scheduled court appearance
or immediately upon receiving this no-
tification 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.
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
19-320097 FCO1 WNI
February 14, 21, 2025 25-00266K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case No: 24-CP-004277
IN RE: ESTATE OF
CHARLES LONG II,
Deceased.

The administration of the estate of
CHARLES LONG, deceased, Case No:
24-CP-004277 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 Per-
sonal Representatives and the Personal
Representative's attorney are set forth
below.
All creditors of the decedent and
other persons having claims or de-
mands against the decedent's estate,
including unmatured, contingent, or
unliquidated claims, on whom a copy
of this notice is served must file their
claims with this Court WITHIN THE
EARLIER OF THREE (3) 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, including
unmatured, contingent, or unliquidated
claims, must file their claims with this
Court WITHIN THREE MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED
WILL BE FOREVER BARRED.
The date of first publication of this
notice is February 14, 2025.
/s/ Loretta Long
LORETTA LONG,
Personal Representative
6735 Hatcher Rd,
Lakeland, FL 33811
/s/ Derek T. Matthews, Esquire
Derek T. Matthews, Esquire
Florida Bar No.: 1000992
David H. Page, Esquire
Florida Bar No.: 1049323
Kaitlyn N. Beasley, Esquire
Florida Bar No.: 1044518
Daniel A. Alvarez, Esquire (of counsel)
Fla. Bar No. 54475
Matthews Law & Associates
1091 E Brandon Blvd
Brandon, FL 33511
813/588-5305
Email:
dmatthews@matthewslawpa.com
and denise@matthewslawpa.com
Attorneys for Petitioner
February 14, 21, 2025 25-00270K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25CP-318
IN RE: ESTATE OF
Patricia Ann Nix,
deceased.

The administration of the estate of
Patricia Ann Nix, deceased, Case
Number 25CP-318, 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 per-
sonal representative and the personal
representative's attorney are set forth
below.
All creditors of the decedent and oth-
er 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 SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.
All other creditors of the decedent

and other persons having claims or
demands against the decedent's estate,
must file their claims with this court
WITHIN 3 MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.
ALL CLAIMS NOT SO 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 February 14, 2025.
/s/ Martha Jane Williams
Personal Representative
Address: 7405 N. Socrum Loop Road,
Lot 52,
Lakeland, Florida 33809
/s/ 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
February 14, 21, 2025 25-00239K



Q What is a public notice?

A A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

LV10184

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

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

GENERAL CIVIL DIVISION
Case No.: 2024-CA-001912
WINDRIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
HEATHER R. MURRAY; UNKNOWN SPOUSE OF HEATHER R. MURRAY; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants,
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 01/15/2025, entered in Case No. 2024-CA-001912 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein WINDRIDGE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and HEATHER R. MURRAY, et al., are the Defendants, Stacy Butterfield, Clerk of Court of Polk County, will sell to the highest and best bidder for cash online via the internet at www.polk.realforeclose.com at 10:00 AM, on the 4th day of March, 2025, the following described property as set forth in said Final Judgment:

LOT 24, WINDRIDGE, accord-

ing to the Plat thereof as Recorded in Plat Book 128, Pages 17 and 18, of the Public Records of Polk County, Florida.
Parcel I.D. No.: 26-28-01-521035-000240
a/k/a 5864 Windridge Drive
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice 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.

/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esquire
Florida Bar No. 16237
ZP Legal, PLLC
4100 Central Avenue
St. Petersburg, FL 33711
Telephone: (727) 440-4407
szetrouer@zp-legal.com
cos@zp-legal.com
February 14, 21, 2025 25-00267K

FIRST INSERTION

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

532024CA000705000000
UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs.
HOWARD F. BROWN; UNKNOWN SPOUSE OF HOWARD F. BROWN; CROSS RIVER BANK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed January 29, 2025 and entered in Case No. 532024CA000705000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is Plaintiff and HOWARD F. BROWN; UNKNOWN SPOUSE OF HOWARD F. BROWN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CROSS RIVER BANK; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on March 5, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK A, CROOKED LAKE PARK TRACT NUMBER 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 39, PAGE 42, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT: THE SOUTHERLY 8 FEET OF LOT 21, BLOCK A, CROOKED LAKE PARK TRACT NUMBER 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED

AT PLAT BOOK 39, PAGE 42, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID SOUTHERLY 8 FEET RUNNING PARALLEL WITH THE COMMON LOT LINE OF LOTS 20 AND 21, BLOCK A, CROOKED LAKE PARK TRACT NUMBER 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 39, PAGE 42, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No.1-21.5. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, Phone No. (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.

Dated this 7th day of February 2025.
/s/ Marc Granger
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-01484 NML
Feb.20190626
February 14, 21, 2025 25-00254K

FIRST INSERTION

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

CASE NO. 2023CA005242000000
PLANET HOME LENDING, LLC, Plaintiff, vs.
CATHARINE LOUISE WEAVER, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 27, 2024 in Civil Case No. 2023CA005242000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and Catharine Louise Weaver, 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 12th day of March, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 57, Oak Hammock Estates Phase One, according to the map or plat thereof as recorded

in Plat Book 94, Page 8, Public Records of Polk County, Florida, together with Mobile Home VIN 54630404EA, Title No. 60417189 and 54630404EB, Title No. 60417190.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06518FL
February 14, 21, 2025 25-00265K

FIRST INSERTION

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

CASE NO.: 2024-CA-009248
Correct Case Number: 2024CA4065
Verified on 2/6/2025
Deputy Clerk Initials A.N.
Stacy M. Butterfield, Clerk of the Circuit Court

HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BURKE ET AL., Defendant(s).

To: LOUISE BURKE and JOSEPH V. BURKE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOSEPH V. BURKE

And all parties claiming interest by, though, under or against Defendant(s) LOUISE BURKE and JOSEPH V. BURKE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOSEPH V. BURKE and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions

recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.9233%, Use Period No./Unit No. 27/0026, Building D.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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 Date: March 17, 2025

Date: FEB 06 2025

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
(SEAL) Asuncion Nieves

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
February 14, 21, 2025 25-00246K

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. 2024CA004675000000
GERALD B. CHIPPS Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DON SHETLER, DECEASED, KITTY SHETLER, AS KNOWN HEIR OF DON SHETLER, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DON SHETLER, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 3, BLOCK I, MOUNT OLIVE HEIGHTS UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE(S) 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN Year: 1987; LENGTH 60'0" MOBILE HOME, VIN(S) ZZP1417A & ZZP1417B

commonly known as 5254 MT OLIVE RD., POLK CITY, FL 33868 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 February 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.

Stacy M. Butterfield
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
3394-27/2427656/wlp
February 14, 21, 2025 25-00233K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.:
532024-004565-0000-00
UNION HOME MORTGAGE CORP., Plaintiff, vs.

CARLOS F. BENITEZ RIOS, et al., Defendants.

TO: CARLOS F. BENITEZ RIOS
409 COVENTRY RD, DAVENPORT, FL 33897

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

LOT 56, LEGACY PARK - PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 125, PAGES 3 THROUGH 8, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before March 7, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in

THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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.

WITNESS my hand and the seal of this Court this day of Jan 29, 2025.

STACY M. BUTTERFIELD, CPA
As Clerk of the Court
By /s/ Asuncion Nieves
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff
PO Box 5026
Coral Springs, FL 33310
24-03623
February 14, 21, 2025 25-00232K

FIRST INSERTION

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

CASE NO.: 2024-CA-009248
Correct Case Number: 2024CA4065
Verified on 2/6/2025
Deputy Clerk Initials A.N.
Stacy M. Butterfield, Clerk of the Circuit Court

HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BURKE ET AL., Defendant(s).

To: ANNETTE WILLS and DENNIS THOMPSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DENNIS THOMPSON

And all parties claiming interest by, though, under or against Defendant(s) ANNETTE WILLS and DENNIS THOMPSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DENNIS THOMPSON and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions

recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.9233%, Use Period No./Unit No. 5/0006, Building A.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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 Date: March 17, 2025

Date: FEB 06 2025

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
(SEAL) Asuncion Nieves

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
February 14, 21, 2025 25-00247K

FIRST INSERTION

NOTICE OF ACTION
Count III
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO.: 2024-CA-009248
Correct Case Number: 2024CA4065
Verified on 2/6/2025
Deputy Clerk Initials A.N.

Stacy M. Butterfield, Clerk of the Circuit Court

HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.

BURKE ET AL., Defendant(s).
To: PHYLLIS WILSON and BARRY WILSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BARRY WILSON

And all parties claiming interest by, though, under or against Defendant(s) PHYLLIS WILSON and BARRY WILSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BARRY WILSON and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page

0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.9233%, Use Period No./Unit No. 26/0008, Building A.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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 Date: March 17, 2025

Date: FEB 06 2025

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
(SEAL) Asuncion Nieves

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
February 14, 21, 2025 25-00248K

FIRST INSERTION

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

CASE NO. 2024SC-011972-000LK
SARA ALSHATTI Plaintiff, v.

ALBERTO GARCIA, Defendant.

NOTICE OF ACTION
TO: ALBERTO GARCIA
5996 HIGH GLEN DRIVE
LAKELAND, FL 33813

YOU ARE HEREBY NOTIFIED that an action for BREACH OF CONTRACT has been filed against you and you are required to serve a copy of your written defenses, if any, to the Complaint on the undersigned, who is the Plaintiff and is self-represented, and whose address is 4798 S Florida Ave #158, Lakeland, FL 33813 within 30 days after the first publication of this notice, and to file the original with the Clerk of this Court at 930 E. PARKER ST, LAKELAND, FL 33801, Polk County, Florida, either before service on the Plaintiff or immediately thereafter. If you fail to do so, a

default will be entered against you for the relief demanded in the Complaint or petition.

Plaintiff:
Sara Alshatti
4798 S. Florida Ave #158
Lakeland, FL 33813

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 Court Administrator's Office at (863) 534-4000 within 2 working days of your receipt of this document. If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 6th day of Feb, 2025.

Clerk of the Circuit Court
Stacy M. Butterfield,
Clerk of the Circuit Court
930 E PARKER ST,
LAKELAND, FL 33801
Polk County, Florida

By: Holly Hogan
Deputy Clerk (SEAL)
Feb. 14, 21, 28; Mar. 7, 2025
25-00241K

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA
CASE No.: 2024CA004612000000
KOLREI INTERNATIONAL, LLC, Plaintiff, vs.
NONA BELLE TEVES, deceased and all others claiming by, through and under NONA BELLE TEVES, deceased, YVONNE M. TEVES, ASSOCIATION OF POINCIANA VILLAGES, INC. and ASSOCIATION OF POINCIANA VILLAGE THREE ASSOCIATION, INC., Defendant,
TO: NONA BELLE TEVES, deceased and all others claiming by, through and under NONA BELLE TEVES, deceased 1/k/a 8935 FOX CREEK DR STOCKTON, CA 95210-4306
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:
Lot 16, Block 77, Poinciana Neighborhood 3, Village 3, according to the map or plat thereof, as recorded in Plat Book 52, Page(s) 19 through 31, inclusive, of the Public Records of Polk County, Florida. a/k/a 618 Kangaroo Dr, Poinciana, FL 34759.
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 17, 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 7 day of Feb. 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. 14, 21, 28; Mar. 7, 2025
25-00253K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-001833
THE MORTGAGE FIRM, INC., Plaintiff, v.
MICHAEL O. COATES; ET AL, Defendant(s).
To the following Defendant(s):
MICHAEL O COATES
(Last Known Address: 11611 PERKLE RD., LAKE LAND, FL 33809)
UNKNOWN SPOUSE OF MICHAEL O COATES
(Last Known Address: 11611 PERKLE RD., LAKE LAND, FL 33809)
YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
BEGIN AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 23 EAST, RUN THENCE EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1320.0 FEET, RUN THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1690.25 FEET, RUN THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 275.0 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, RUN THENCE EAST AND PARALLEL WITH THE SAID NORTH LINE A DISTANCE OF 275.0 FEET, RUN THENCE SOUTH AND PARALLEL WITH SAID WEST LINE A DISTANCE OF 925.51 FEET, RUN THENCE WEST AND PARALLEL WITH SAID NORTH LINE A DISTANCE OF 330.00 FEET, RUN THENCE NORTH AND PARALLEL WITH SAID WEST LINE A DISTANCE OF 909.34 FEET, RUN THENCE NORTHEASTERLY A DISTANCE OF 57.26

FEET, MORE OR LESS, TO THE POINT OF BEGINNING; ALSO KNOWN AS TRACT 16 OF THE NORTH GLENN UNRECORDED.
TOGETHER WITH A MOBILE HOME WITH VIN #S PH2618GA3787A & PH2618GA3787B.
PROPERTY ADDRESS: 11611 PERKLE RD., LAKE LAND, FL 33809
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 3-7-25, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2010-08 Business Observer
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court this 29 day of Jan, 2025.

STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By /s/ Antonio Sparrow
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
February 14, 21, 2025 25-00242K

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 532024CP0032640000XX
IN RE: ESTATE OF ANITA MARY WENZEL a/k/a ANITA M. WENZEL a/k/a ANITA WENZEL, Deceased.
TO: DENNIS WENZEL, SON OF ANITA MARY WENZEL A/K/A ANITA M WENZEL A/K/A ANITA WENZEL
YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any on Petitioner's Attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before 03/17/25, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or Order for the relief demanded without further notice.
Signed on this 5th day of February, 2025

/s/ Stacy M. Butterfield, CPA
As Clerk of the Court
By: Loretta Hill
As Deputy Clerk
First publication on February 14, 2025
Ashly Mae Guernaccini, Esq.,
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
February 14, 21, 2025 25-00261K

SUBSEQUENT INSERTIONS

--- ESTATE ---

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

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 #569, 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

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

FOURTH 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

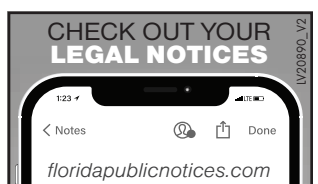
SUBSEQUENT INSERTIONS

--- ACTIONS ---

SECOND 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.
Stacy M. Butterfield
Clerk of the Circuit Court
(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

ment 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.
Stacy M. Butterfield
Clerk of the Circuit Court
(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



HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer
LV10248

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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 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:

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

SECOND 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 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:

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

SECOND 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 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:

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

SECOND 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 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:

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

SECOND 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:

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

SECOND 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

SECOND 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 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:

Regina Angela Helena Vogel
629 San Raphael St.
Kissimmee, Florida 34759
Attorney for Personal Representative:
/s/ Maureen Arago
MAUREEN A. ARAGO, Attorney
Florida Bar Number: 835821
Arago Law Firm, PLLC
230 E. Monument Ave., Suite A
Kissimmee, FL 34741
Telephone: (407) 344-1185
E-Mail: maureenarago@aragolaw.com
Secondary E-Mail:
colleenarago@aragolaw.com
February 7, 14, 2025 25-00220K

SECOND 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

SECOND 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 Hampdens, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.

February 7, 14, 2025 25-00229K

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--- ESTATE / ACTIONS ---

SECOND 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 Land-

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

SECOND 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, GRANTEEES, 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, GRANTEEES, 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

SECOND 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, GRANTEEES, 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, GRANTEEES 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

FOURTH 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, CLOYS JOINER, ORAL JOINER, KAREN L. JOINER, ESTATE OF DONALD L. JENKINS, and all others claiming by, through and under ESTATE OF DONALD L. JENKINS, GREGORY JENKINS, and all others claiming by, through and under GREGORY JENKINS, KIMBERLY ANDERSON AND RIEDLINGER PROPERTIES INC., A FLORIDA CORPORATION, Defendant,

TO: ESTATE OF SAINVILLE DIGA, and all others claiming by, through and under ESTATE OF SAINVILLE DIGA, DAISY MAE CRAWFORD A/K/A DAISY MAE DIGA, and all others claiming by, through and under DAISY MAE CRAWFORD A/K/A DAISY MAE DIGA, ESTATE OF EVELYN M. JOINER, and all others claiming by, through and under ESTATE OF EVELYN M. JOINER, ESTATE OF DONALD L. JENKINS, and all others claiming by, through and under ESTATE OF DONALD L. JENKINS, and all others claiming by, through and under GREGORY JENKINS, and all others claiming by, through and under GREGORY JENKINS

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 Shiflett Ave, Polk County, Lakeland, FL 33810 ("Parcel 3").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before Feb 24th, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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.: 2022CA002280000000
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, GRANTEEES, ANNA MARIA STILLS A/K/A ANNA STILL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that 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, GRANTEEES, ANNA MARIA STILL A/K/A ANNA STILL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO

ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS 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

SECOND 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: mcllements@mcllements.com
 2nd Eml: jwolf@mcllements.com
 February 7, 14, 2025 25-00224K

SECOND 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: jkscourt@shutts.com
 Secondary E-Mail: teresa@ssg.law
 February 7, 14, 2025 25-00211K

SECOND 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

SECOND 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

SECOND INSERTION

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

-- ACTIONS / SALES --

SECOND 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 33859-2104YOU 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, AC-
CORDING 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 ClerkeXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000007560
February 7, 14, 2025 25-00217K

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. 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 claim-
ing 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 PUBLI-
SHED 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 CLERKRobertson, 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

THIRD 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:

Jamil 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 provi-
sions 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'sattorney, whose address is 801 N. Or-
ange Avenue, Suite 500, Orlando, Flori-
da 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 ClerkDI 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

SECOND 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 ClerkDiaz 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

SECOND 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 yourwritten 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, Flori-
da 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 ClerkDI MASI | BURTON, P.A.,
Plaintiff's attorney,
801 N. Orange Avenue,
Suite 500,
Orlando, Florida 32801

February 7, 14, 2025 25-00221K

SECOND INSERTION

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

CASE NO.:

53-2023CC-008747-0000-00

THE RIDGE AT SWAN LAKE

HOMEOWNERS ASSOCIATION,

INC.,

Plaintiff, vs.

JOSE ALBALADEJO, et al.,

Defendant(s).

Notice is given that pursuant to the
Final Judgment of Foreclosure dated
1/27/2025, in Case No.: 53-2023CC-
008747-0000-00 of the County Court
in and for Polk County, Florida, wherein
THE RIDGE AT SWAN LAKE HOME-
OWNERS ASSOCIATION, INC., is the
Plaintiff and JOSE ALBALADEJO, et
al., is the Defendant. The Clerk of Court
will sell to the highest and best bidder
for cash at 10:00 a.m., at https://www.
polk.realforeclose.com, in accordance
with Section 45.031, Florida Statutes,
on 3/24/2025, the following described
property set forth in the Final Judg-
ment of Foreclosure:Lot 219, 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.
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.IF YOU ARE A PERSON WITH
A DISABILITY WHO NEEDS ANY
ACCOMMODATION IN ORDER TO
PARTICIPATE IN THIS PROCEED-
ING, 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 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.

DATED: February 4, 2025

By: /s/ Carlos Arias

Carlos Arias, Esquire

Florida Bar No.: 820911

ARIAS BOSINGER, PLLC

280 W. Canton Avenue,

Suite 330

Winter Park, Florida 32789

(407) 636-2549
February 7, 14, 2025 25-00218K**HOW TO
PUBLISH YOUR
LEGAL
NOTICE**
IN THE
**BUSINESS
OBSERVER****CALL
941-906-9386**
and select the appropriate County
name from the menu option
OR
e-mail legal@businessobserverfl.com**Business
Observer**