

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Lowery Hills Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Lowery Hills Community Development District." Proposals must be received by 12:00 p.m. on February 28, 2024, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager

District Manager
February 21, 2025

25-00306K

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 Gall's Pressure Wash Service located at 415 Amethyst Ave. in the County of Polk, in the City of Auburndale, Florida 33823 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Auburndale, Florida, this 13th day of February, 2025.

Nathan Gall

February 21, 2025 25-00289K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/04/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 1981 TWIN mobile home bearing the vehicle identification numbers T247P10903A and T247P10903B and all personal items located inside the mobile home. Last Tenant: David B. Youtz and Sandra S. Youtz. Sale to be held at: Royal Palm Village, 3000 US Highway 17/92 West, Haines City, Florida 33844, 863-422-1086.

February 21, 28, 2025 25-00279K

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 DusttoDevineCleaning : Located at 3526 Lazy Lake Dr N : Polk County in the City of Lakeland : Florida, 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this February day of 13, 2025

DusttoDevineCleaning

February 21, 2025 24-00288K

FIRST INSERTION

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

File No.: 53-2025-CP-000290-0000-XX
IN RE: ESTATE OF BRADFORD C. WALKER,, Deceased.

The administration of the estate of Bradford C. Walker, deceased, whose date of death was January 11th, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is February 21st, 2025.

Personal Representative:
/s/ Addison E. Walker
Addison E. Walker

5247 Myakka Valley Trail

Sarasota, FL 34241

Attorney for Personal Representative:

/s/ Addison E. Walker

Addison E. Walker, Esq.

Florida Bar No. 185047

8350 Bee Ridge Road PMB 359

Sarasota, FL 34241

Tel: (321) 624-2660

EM: aew@midfloridalaw.com

February 21, 28, 2025 25-00294K

FIRST INSERTION

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

File No. 53-2025-CP-000310-0000-XX
IN RE: ESTATE OF KENNETH JOHN RACZYNSKI SR. Deceased.

The administration of the estate of Kenneth John Raczynski Sr., deceased, whose date of death was December 11, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North 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 21, 2025.

Personal Representative:
Kenneth J. Raczynski, Jr.

3005 S Scenic Hwy

Lake Wales, Florida 33898

Attorney for Personal Representative:

Mark W. Mangan

Florida Bar Number: 1010768

Straughn & Turner, P.A.

PO Box 2295

Winter Haven, FL 33883-2295

Telephone: (863) 293-1184

Fax: (863) 299-3051

E-Mail:

MMangan@straughtnturner.com

Secondary E-Mail:

RStraughn@straughtnturner.com

February 21, 28, 2025 25-00283K

FIRST INSERTION

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

File No: 532024CP0015700000XX
Division: Probate
IN RE: ESTATE OF DONALD WHEELER GREENE Deceased.

The administration of the estate of Donald Wheeler Greene, deceased, whose date of death was April 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, 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.

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.

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

The date of first publication of this notice is February 21st, 2025.

Personal Representative:
David Alan Baker

28 Monroe Avenue

Debary, Florida 32713

Attorney for Personal Representative:

Aaron W. Saoud, Esq.

Florida Bar Number: 096124

AWS LAW FIRM

2202 N. Westshore Blvd. Ste. 200

Tampa, FL 33607

Telephone: (813) 922-5293

E-Mail: attorney@awsllaw.org

February 21, 28, 2025 25-00278K

FIRST INSERTION

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

File No.: 25CP-0162
IN RE: ESTATE OF JAY OSCAR SPRINGER, JR., Deceased

SSN: XXX-XX-6089

The administration of the estate of JAY OSCAR SPRINGER, JR., deceased, whose date of death was December 16, 2024, and whose Social Security Number is XXX-XX-6089, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the co-personal representatives and the co-personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 21st day of February, 2025.

Signed on this 13th day of February, 2025.

Co-Personal Representatives:
/s/ Jayne Marie Couch
Jayne Marie Couch

3325 West Campbell Rd.

Lakeland, FL 33810

/s/ Sharon Springer Freeman
Sharon Springer Freeman

2730 Crews Lake Dr.

Lakeland, FL 33813

Attorney for Co-Personal

Representatives:

/s/ Michael Alan Johnson

Florida Bar #: 0474258

P.O. Box 1397

Lakeland, FL 33802-1397

Telephone: (863) 688-0741

Fax#: (863) 688-0472

Primary email:

majlaw@tampabay.rr.com

February 21, 28, 2025 25-00287K

FIRST INSERTION

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

File No. 2025-CP-000306
IN RE: ESTATE OF LEONARD WILLIAM LAMKA, Deceased.

The administration of the estate of LEONARD WILLIAM LAMKA, deceased, whose date of death was June 6, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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, Florida Statutes.

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

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

The date of first publication of this notice is: February 21, 2025.

DARLENE LAMKA
Personal Representative

700 County Road 630A, Lot 187

Frostproof, FL 33843

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue,

Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jriviera@hnh-law.com

February 21, 28, 2025 25-00292K

FIRST INSERTION

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

File No. 2025CP000362
IN RE: ESTATE OF RAELITA FOSTER Deceased.

The administration of the estate of Raelita Foster, 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 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 21, 2025.

Personal Representative:
/s/ Marla A. Wilbert
Marla Wilbert

3910 Aldrich Ave. S., Apt. 103

Minneapolis, Minnesota 55409

Attorney for Personal Representative:

/s/ Desiree Sanchez

Desiree Sanchez

Attorney for

Florida Bar Number: 10082

SANCHEZ LAW GROUP, P.A.

605 E. Robinson Street,

Suite 650

Orlando, FL 32801

Telephone: (407) 500-4444

Fax: (407) 236-0444

E-Mail: desiree@sanchezlaw.com

Secondary E-Mail:

info@sanchezlaw.com

February 21, 28, 2025 25-00293K

FIRST INSERTION

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

Case Number: 23CP-0524
IN RE: ESTATE OF Linda Joyce Tompkins deceased.

The administration of the estate of Linda Joyce Tompkins, deceased, Case Number 23CP-0524, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

and other persons having claims or demands against 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 Feb 21, 2025.

/s/ Thomas E. Tompkins
Thomas E. Tompkins
Personal Representative

Address: 4410 Aaron Morgan Way,

Lakeland, FL 33811

/s/ Michael H. Willison

MICHAEL H. WILLISON, P.A.

Michael H. Willison, Esquire

114 S. Lake Avenue

Lakeland, Florida 33801

(863) 687-0567

Florida Bar No. 382787

mwillison@mwllison.com

Attorney for Personal Representative

February 21, 28, 2025 25-00298K

PUBLISH YOUR LEGAL NOTICE
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Business Observer

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2016-CA-001177
U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST, TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER, TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES, WMABS SERIES 2006-HE3 TRUST, Plaintiff v.

ALICE MARIE BRUCE A/K/A ALICE BRUCE; ET. AL., Defendant(s).
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated July 18, 2024 and the Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated February 3, 2025, in the above-styled cause, the Clerk of Circuit Court Stacy M. Butterfield, CPA, shall sell the subject property at public sale on the 10th day of March, 2025, at 10:00 am to the highest and best bidder for cash, at www.polk.realforeclose.com on the following described property:

LOT 41, HAMILTON SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 96, PAGE 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 867 Hanover Way, Lakeland, FL 33813.

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

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

Dated: February 12, 2025
BITMAN O'BRIEN, PLLC
/s/ Meghan Keane, Esquire
Meghan Keane, Esquire
Florida Bar No.: 103343
mkeane@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, Florida 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3116
Attorneys for Plaintiff
February 21, 28, 2025 25-00276K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025-CP-000114
IN RE: ESTATE OF DONALD SHADE Decedent.

The administration of the estate of Donald Shade, decedent, whose date of death was October 28, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division; the address of which is Clerk of Court, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representative:
/s/ Sharron Shade
Sharron Shade
251 Patterson Rd. Lot G-31
Haines City, FL 33844
Attorney for Personal Representative:
/s/ Stephen W. Scenci, Esq.
Stephen W. Scenci, Esq.
Stephen W. Scenci, P.A.
Florida Bar No.: 0051802
6691 N. State Road 7, Suite 201
Parkland, FL 33073
Email: sws@scencilaw.com
February 21, 28, 2025 25-00308K

FIRST INSERTION

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

CIVIL DIVISION
Case No. 2023-CA-000004
Division 07
CROSSCOUNTRY MORTGAGE, LLC
Plaintiff, vs.

ELVIS JIMENEZ A/K/A ELVIS OMNEL JIMENEZ, GOODLEAP, LLC, VILLAMAR PHASE 1 HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 5, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 83, VILLAMAR PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 176, PAGES 50 THROUGH 58, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 199 EMANUELLE DRIVE, WINTER HAVEN, FL 33884; including the building, appurtenances, and fixtures located therein,

at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on June 5, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

AMERICANS WITH 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: February 18, 2025
By: /s/ Donna S. Glick
Donna S. Glick
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2219660/wl
February 21, 28, 2025 25-00302K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1891
Division Probate
IN RE: ESTATE OF HERMAN LEE COOK
Deceased.

The administration of the estate of Herman Lee Cook, deceased, whose date of death was October 15, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, 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 21, 2025.

Personal Representative:
/s/ Derrick Cook
Derrick Cook
5404 13th Street NW
Washington, DC 20001
Attorney for Personal Representative:
/s/ Hao Li
Hao Li, Esq.
Attorney for Derrick Cook
Florida Bar Number: 1050394
Finberg Firm PLLC
1100 Lee Wagener Blvd., Suite 344
Ft. Lauderdale, FL 33315
Telephone: (305) 707-8787
Email Address:
howard@finbergfirm.com
February 21, 28, 2025 25-00312K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003214-0000-XX
Division PROBATE
IN RE: ESTATE OF PAUL STEVEN PAEZ
Deceased.

The administration of the estate of PAUL STEVEN PAEZ, deceased, whose date of death was November 10, 2022, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer J-141, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 21, 2025.

Personal Representative:
MARISSA ANGEL CRUZ
430 Forest Lane
Kissimmee, Florida 34746
Attorney for Personal Representative:
PIERRE A.L. MOMMERS, Esquire, P.A.
Florida Bar Number: 080731
PIERRE A.L. MOMMERS, ATTORNEY-AT-LAW, P.A.
2020 W. Eau Gallie Blvd., Suite 106
Melbourne, Florida 32935
Telephone: (321) 751-1000
Fax: (321) 751-1001
E-Mail:
pierre@mommerscolombo.com
Secondary E-Mail:
sburke@mommerscolombo.com
February 21, 28, 2025 25-00307K

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 2024CA002243000000
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.

DAVID L. MARLOW, JR. A/K/A DAVID LEE MARLOW, JR.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; POLK COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE; LEANN MARIA CLAY; UNKNOWN SPOUSE OF DAVID L. MARLOW, JR. A/K/A DAVID LEE MARLOW, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 07 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 1057, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, AND CORRECTED IN O.R. BOOK 1591, PAGE 614, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 209 GROUPEY CT, POINCIANA, FL 34759

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

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

Dated this 04 day of February 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01667
February 21, 28, 2025 25-00309K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25CP-0042
IN RE: ESTATE OF Richard Harold Martin
deceased.

The administration of the estate of Richard Harold Martin, deceased, Case Number 25CP-0042, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the de-

cedent 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 Feb 21, 2025.

/s/ Carole Innocent
Personal Representative
Address: 404 Howard Avenue, Apt. E., Lakeland, FL 33815
/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 21, 28, 2025 25-00297K

FIRST 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.:
2023CC-007189-0000-00
ORCHID GROVE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.

YANARIS RAMOS PAGAN, et al.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/19/2024, in Case No.: 2023CC-007189-0000-00 of the County Court in and for Polk County, Florida, wherein ORCHID GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and YANARIS RAMOS PAGAN, et al., is/are the Defendant(s). 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 3/13/2025 the following described property set forth in the Final Judgment of Foreclosure:

Lot 240, Orchid Grove, according to the map or plat thereof, as recorded in Plat Book 169,

Page(s) 10 through 16, of the Public Records of Polk County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711.

DATED: February 12, 2025
By: /s/ Frank J. Lacquaniti
Frank J. Lacquaniti, Esquire
Florida Bar No.: 26347

ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
February 21, 28, 2025 25-00277K

FIRST 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.: 2023-CC-006504
THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.

PATRICK MALONE,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/3/2025, in Case No.: 2023-CC-006504 of the County Court in and for Polk County, Florida, wherein THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and PATRICK MALONE, et al., is/are the Defendant(s). 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 4/4/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 222, THE RIDGE AT SWAN LAKE, according to the plat thereof, recorded 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 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: February 13, 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 21, 28, 2025 25-00282K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT, TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2019-CC-000345
ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation,
Plaintiff, v.

SEAN T. MOHAMMED, DECEASED, et al.,
Defendant.

NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated January 29, 2025 and entered in Case No. 2019-CC-000345, in the County Court in and for Polk County, Florida wherein ASSOCIATION OF POINCIANA VILLAGES, INC., is the Plaintiff and IAN MOHAMMED, POTENTIAL HEIR OF JESSIE L. MOHAMMED, DECEASED, LORRAINE QUADROS, POTENTIAL HEIR OF JESSIE L. MOHAMMED, DECEASED are the Defendants, I will sell to the highest bidder online at www.polk.realforeclose.com, at 10:00 A.M. on the 5th day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 33, Block 3061, Village 7, Neighborhood 6, POINCIANA

SUBDIVISION, according to the plat thereof in Plat Book 61 at Pages 29-52 of the of the Public Records of Polk County, Florida. Parcel Identification Number: 28-28-15-935360-052330.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

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

Dated this 13th day of February, 2025.
/s/ Michael J. McCabe
Michael J. McCabe, Esq.
Florida Bar No. 0021108
McCabe & Ronsman
service@fcalegal.com
February 21, 28, 2025 25-00285K

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

--- SALES ---

FIRST INSERTION

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

53-2024-CA-00009-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED

Plaintiff, vs. GRIGALUNAS ET AL., Defendant(s).

Notice is hereby given that on 3/19/25 at 10:00 a.m. Eastern time at www.polk.realforeclose.com, Clerk of Court, Polk County, Florida, will offer for sale of the following described real property:

Count I Defendants
ELIZABETH A. GRIGALUNAS, JOHN V. GRIGALUNAS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN V. GRIGALUNAS

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to 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 (collectively the "Declaration"), 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 and any amendments thereto Interest 1.923%, Use Period No./Unit No. 17/0045, F

Count II Defendants
MARY H. PARRIOTT, STEPHEN W. RAINBOLT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF STEPHEN W. RAINBOLT

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to 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 (collectively the "Declaration"), 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 and any amendments thereto Interest 1.923%, Use Period No./Unit No. 33/0033, E

Count III Defendants
VALDA GAIL REAMES, BILLY R. REAMES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BILLY R. REAMES

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida

(the "Resort"), according to 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 (collectively the "Declaration"), 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 and any amendments thereto Interest 1.923%, Use Period No./Unit No. 26/0017, C

Count IV Defendants
MARY A. THOMPSON, BRAD A. THOMPSON, CHARLES W. THOMPSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHARLES W. THOMPSON

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to 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 (collectively the "Declaration"), 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 and any amendments thereto Interest 1.923%, Use Period No./Unit No. 37/0012, B

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2024-CA-000009.

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

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

DATED this 13th day of February, 2025.
JERRY E. ARON, P.A.
/s/ Jerry E. Aron
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
801 Northpoint Parkway,
Suite 64,
West Palm Beach, Florida, 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
February 21, 28, 2025 25-00286K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.:

2023-CA-005628-0000-00 PLANET HOME LENDING LLC, Plaintiff, v.

JORDAN LEE MOORE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 6, 2025, and entered in Case No. 2023-CA-005628-0000-00 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING LLC is the Plaintiff and CAROLYN LEE MOORE AND JORDAN LEE MOORE, are the 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 13, 2025 at 10:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

THE WEST 130 FEET OF THE NORTH 132 FEET OF LOT 1, R.C. LANGFORD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 7B OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, LESS RIGHT OF WAY FOR ORANGE AVENUE.

and commonly known as: 905 MOUNT PISGAH RD, FORT MEADE, FL

33841 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 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.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Christoph Hellewell
Jason Duggar, Esq.
FL Bar No.: 83813
Christoph Hellewell, Esq.
FL Bar No.: 114230
Anya Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
fcpleadings@ghidottiberger.com
February 21, 28, 2025 25-00301K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA000556000000 SELENE FINANCE, LP, Plaintiff, vs.

GANESH GONUGUNTILA; UNKNOWN SPOUSE OF GANESH GONUGUNTILA; 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 February 10, 2025 in Civil Case No. 2024CA000556000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, SELENE FINANCE, LP is the Plaintiff, and GANESH GONUGUNTILA; UNKNOWN SPOUSE OF GANESH GONUGUNTILA; 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 27, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE WEST 1/2 OF THE FOLLOWING DESCRIBED TRACT: A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2 AND RUN SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 2018.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 647.81 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 672.64 FEET; THENCE NORTH 89° 22' 15" EAST 647.81 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 672.22 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT

SEMICIRCULAR PIECE OF LAND IN THE NORTHEAST CORNER THEREOF LYING WITHIN A 50 FOOT RADIUS OF SAID CORNER; LESS AND EXCEPT THE SOUTH 25.00 FEET THEREOF; ALONG WITH THE NORTH 25.00 FEET OF THE OF THE EAST 1/2 OF THE FOLLOWING DESCRIBED TRACT: A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2 AND RUN SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 2018.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 647.81 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 672.64 FEET; THENCE NORTH 89° 22' 15" EAST 647.81 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 672.22 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT A SEMICIRCULAR PIECE OF LAND IN THE NORTHEAST CORNER THEREOF LYING WITHIN A 50 FOOT RADIUS OF SAID CORNER.

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 TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 14th day of February, 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: Zachary Ullman
2025.02.14 11:40:19-05'00'
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1091-2723B
February 21, 28, 2025 25-00304K

FIRST INSERTION

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

CASE NO.: 2024CA001433000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

JONATHAN C. SEXTON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUILD MORTGAGE COMPANY; UNKNOWN SPOUSE OF JONATHAN C. SEXTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 10 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, DEERFIELD EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 5870 BAMBI DR, LAKE LAND, FL 33809

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

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

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

Dated this 10 day of February 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01032
February 21, 28, 2025 25-00310K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA002286000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A, Plaintiff, vs.

ALBERT C. LOONEY III; PAMELA S. LOONEY; 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 February 11, 2025 in Civil Case No. 2024CA002286000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A is the Plaintiff, and ALBERT C. LOONEY III; PAMELA S. LOONEY; 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 28, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 2019-CA-001191
DIVISION: 8
JPMorgan Chase Bank, National Association
Plaintiff, -vs.-
Gregory Louis Crumbly a/k/a Gregory L. Crumbly a/k/a Gregory Crumbly; Mary Moffa Crumbly a/k/a Mary M. Crumbly a/k/a Mary Moffa; Unknown Spouse of Gregory Louis Crumbly a/k/a Gregory L. Crumbly a/k/a Gregory Crumbly; JPMorgan Chase Bank, National Association, as successor in interest to Washington Mutual Bank, a Federal Association; Capital One Bank (USA), N.A.; CitiBank, N.A., Successor in Interest to CitiBank (South Dakota), N.A.; 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. 2019-CA-001191 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Gregory Louis Crumbly a/k/a Gregory L. Crumbly a/k/a Gregory Crumbly 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 March 14, 2025, the following

described property as set forth in said Final Judgment, to-wit:
BEGINNING AT THE NORTHWEST CORNER OF LOT 20, BLOCK "B" OF THE MAP OF RESUBDIVISION OF BLOCKS "B" AND "C" OF LOCHLEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE RUN SOUTH 0°9'45" EAST 156.74 FEET, THENCE EAST 92.09 FEET, THENCE NORTH 0°9'45" WEST 156.74 FEET, THENCE WEST 92.09 FEET TO THE POINT OF BEGINNING.

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 TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 18th day of February, 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
2025.02.18 10:38:53-05'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1092-13285B
February 21, 28, 2025 25-00305K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 2019-CA-001191
DIVISION: 8
JPMorgan Chase Bank, National Association
Plaintiff, -vs.-
Gregory Louis Crumbly a/k/a Gregory L. Crumbly a/k/a Gregory Crumbly; Mary Moffa Crumbly a/k/a Mary M. Crumbly a/k/a Mary Moffa; Unknown Spouse of Gregory Louis Crumbly a/k/a Gregory L. Crumbly a/k/a Gregory Crumbly; JPMorgan Chase Bank, National Association, as successor in interest to Washington Mutual Bank, a Federal Association; Capital One Bank (USA), N.A.; CitiBank, N.A., Successor in Interest to CitiBank (South Dakota), N.A.; 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. 2019-CA-001191 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Gregory Louis Crumbly a/k/a Gregory L. Crumbly a/k/a Gregory Crumbly 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 March 14, 2025, the following

described property as set forth in said Final Judgment, to-wit:
PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, RUN NORTH ALONG THE EAST BOUNDARY THEREOF 313.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 40 MINUTES 40 SECONDS WEST 285.83 FEET, THENCE NORTH 0 DEGREES 23 MINUTES 0 SECONDS WEST 419.65 FEET, THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST 288.73 FEET, THENCE SOUTH 419.65 FEET TO THE POINT OF BEGINNING.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770.
Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
18-317282 FC01 SLE
February 21, 28, 2025 25-00311K

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email legal@businessobserverfl.com

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

V2028_V22

--- SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA001724
SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
TRE S. SEYMORE, et al.,
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated February 7, 2025, in Case No.: 2024CA001724 of the Circuit Court in and for Polk County, Florida, wherein SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and TRE S. SEYMORE, et al., is/are the Defendants. 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 March 24, 2025, the following described property set forth in the Final Judgment of Foreclosure:
Lot 304, SQUIRE'S GROVE PHASE 2, according to the plat as recorded in Plat Book 183, Pages 1 through 5, of the Public Records of Polk County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU RE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULE APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711.

DATED: February 17, 2025

By: /s/Jennifer Sinclair
Jennifer Sinclair, Esquire
Florida Bar No.: 29559

ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
February 21, 28, 2025 25-00291K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2021-CA-003257
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5,
Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, OLGA WILLIAMS A/K/A OLGA JENNIFER WILLIAMS, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 3, 2025, and entered in Case No. 53-2021-CA-003257 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust 2007-5, Mortgage Pass-Through Certificates, Series 2007-5, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Olga Williams a/k/a Olga Jennifer Williams, deceased, Daughtery Road Shopping Center Partners, Inc., Kisha Jennifer Ishmael, Shelly Williams a/k/a

Shelly McKenzie a/k/a Shelly Williams-Knight a/k/a S. Williams-Knight, Association of Poinciana Villages, Inc., Poinciana Village Three Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the March 10, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 9, BLOCK 81, POINCIANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19-31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 638 KANGAROO DR POINCIANA FL 34759

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

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

Dated this 19 day of February, 2025.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Justin Ritchie, Esq.
FL Bar # 106621
CT - 19-022229
February 21, 28, 2025 25-00313K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-000389-0000-XX
IN RE: ESTATE OF PHILIP EDWARD MASON
Deceased.

The administration of the estate of Philip Edward Mason, deceased, whose date of death was December 27, 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 21, 2025.

Personal Representative:

Tammy Noyes
919 Kristina Court
Auburndale, Florida 33823
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
February 21, 28, 2025 25-00314K

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CA002163000000 VANDERBILT MORTGAGE AND FINANCE, INC.
Plaintiff, vs.
THE UNKNOWN HEIRS OF HAZEL PIPPIN; et al.,
Defendants.
 TO: THE UNKNOWN HEIRS OF HAZEL PIPPIN, if any
 Last Known Address: 238 Cesara Estates Loop, Mulberry FL 33860
 Current Address: Unknown
 TO: THE UNKNOWN HEIRS OF ALVIN PORTER PIPPIN, if any
 Last Known Address: 238 Cesara Estates Loop, Mulberry FL 33860
 Current Address: Unknown
 YOU ARE HEREBY NOTIFIED that an action for Replevin regarding that certain Mobile Home described as Palm 1999, Identification No.: PH0612399AFL, Title No. 79143033, located at 238 Cesara Estates Loop, Mulberry FL 33860 in 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 Melisa Manganelli, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address

is: service@mls-pa.com, on or before 03-21-2025 (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 *If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and seal of the Court this 12 day of Feb, 2025.
 STACY M. BUTTERFIELD, CPA
 Clerk of the Court
 (Court Seal) By: /s/JK Deputy Clerk

Melisa Manganelli, Esq.,
 Law Offices of Manganelli, Leider & Savio, P.A.,
 Plaintiff's attorney,
 1900 NW Corporate Blvd., Ste. 200W,
 Boca Raton, FL 33431
 Feb. 21, 28; Mar. 7, 14, 2025
 25-00290K

FIRST INSERTION

NOTICE OF ACTION
 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CC005223
BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., A Florida Not-For-Profit Corporation,
Plaintiff, v.
ANNIE HENDERSON; UNKNOWN SPOUSE OF ANNIE HENDERSON & ANY UNKNOWN PERSON(S) IN POSSESSION,
Defendants.
 TO: ANNIE HENDERSON
 316 Lucaya Loop
 Davenport, FL 33897
 ANNIE HENDERSON
 4614 Pilling Street
 Philadelphia, PA 19124
 If alive, and if dead, all parties claiming interest by, through, under or against ANNIE HENDERSON, and all parties having or claiming to have any right, title, or interest in the property described herein.
 YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:
 Unit 5304, Bahama Bay, a condominium, according to the Declaration of condominium recorded in Official Records Book 5169, Page 1306, and any amendments file thereto, Public Records of Polk County, Florida
 Property Address: 316 Lucaya Loop, Davenport, FL 33897
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL

32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 A copy of this Notice of Action, Complaint, and Lis Pendens were sent to the defendant(s) and addresses named above.
 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
 This is an attempt to collect a debt. Any information will be used for that purpose.
 Default March 3, 2025
 WITNESS my hand and the seal of this Court on 1-23-25.
 Stacy M. Butterfield
 Polk County
 Clerk of Court
 (SEAL) By Antonio Sparrow
 Deputy Clerk

BAHAMA BAY CONDOMINIUM ASSOCIATION, INC.,
 c/o Karen J. Wonsetler, Esq.,
 The Law Office of Wonsetler & Webner, P.A.,
 717 N. Magnolia Avenue,
 Orlando, FL 32803
 February 21, 28, 2025 25-00295K

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. 2024CA004328000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8,
Plaintiff, vs.
SUSIE M. MANGHAM A/K/A SUSIE MANGHAM AND SHAUN A. BROOKS, et al.
Defendant(s).
 TO: UNKNOWN SPOUSE OF SHAUN A. BROOKS,
 whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 LOT 51, OF VILLAGE ESTATES, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before March 24, 2025, (/30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
 WITNESS my hand and the seal of this Court at County, Florida, this 12 day of February, 2025.
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 (SEAL) BY: Ashley Saunders
 DEPUTY CLERK
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 6409 Congress Ave.,
 Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 24-247509
 February 21, 28, 2025 25-00281K

FIRST INSERTION

NOTICE OF ACTION
 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CC005223
BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., A Florida Not-For-Profit Corporation,
Plaintiff, v.
ANNIE HENDERSON; UNKNOWN SPOUSE OF ANNIE HENDERSON & ANY UNKNOWN PERSON(S) IN POSSESSION,
Defendants.
 TO: UNKNOWN SPOUSE OF ANNIE HENDERSON
 316 Lucaya Loop
 Davenport, FL 33897
 UNKNOWN SPOUSE OF ANNIE HENDERSON
 4614 Pilling Street
 Philadelphia, PA 19124
 If alive, and if dead, all parties claiming interest by, through, under or against UNKNOWN SPOUSE OF ANNIE HENDERSON, and all parties having or claiming to have any right, title, or interest in the property described herein.
 YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:
 Unit 5304, Bahama Bay, a condominium, according to the Declaration of condominium recorded in Official Records Book 5169, Page 1306, and any amendments file thereto, Public Records of Polk County, Florida
 Property Address: 316 Lucaya Loop, Davenport, FL 33897
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A.,

717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 A copy of this Notice of Action, Complaint, and Lis Pendens were sent to the defendant(s) and addresses named above.
 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
 This is an attempt to collect a debt. Any information will be used for that purpose.
 Default March 3, 2025
 WITNESS my hand and the seal of this Court on 1-23-25.
 Stacy M. Butterfield
 Polk County
 Clerk of Court
 (SEAL) By Antonio Sparrow
 Deputy Clerk

BAHAMA BAY CONDOMINIUM ASSOCIATION, INC.,
 c/o Karen J. Wonsetler, Esq.,
 The Law Office of Wonsetler & Webner, P.A.,
 717 N. Magnolia Avenue,
 Orlando, FL 32803
 February 21, 28, 2025 25-00296K

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA004307
LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
CHRISTOPHER EVANS KIRK, Individually; UNKNOWN SPOUSE OF CHRISTOPHER EVANS KIRK,
Defendants.
 TO: Christopher Evans Kirk
 672 Chelsea Drive
 Davenport, Florida 33897
 Unknown Spouse of Christopher Evans Kirk
 672 Chelsea Drive
 Davenport, Florida 33897
 YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Polk County Florida, commonly known as 672 Chelsea Drive, Davenport, Florida 33897, and more particularly described as:

Lot 162, Towns of Legacy Park, according to the map or plat thereof, as recorded in Plat Book 129, at Page(s) 36 through 38, of the Public Records of Polk County, Florida.
 Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
 This notice shall be published once a week for two consecutive weeks in the Business Observer.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATED: February 12, 2025
 Default Date: March 21, 2025
 Stacy M. Butterfield
 Clerk of the Court for Polk County, Florida
 (SEAL) By: /s/ Asuncion Nieves
 Deputy Clerk
 DI MASI | BURTON, P.A.,
 Plaintiff's attorney,
 801 N. Orange Avenue, Suite 500,
 Orlando, Florida 32801
 February 21, 28, 2025 25-00300K

FIRST INSERTION

Notice of Public Sale
 Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE MARCH 24, 2025 A&E AUTO BODY INC 12002 U5 HIGHWAY 17 N 2007 LINC 1LNHM-82V87Y611979 \$5,096.27. SALE DATE APRIL 21, 2025 JAMIES COLLISION CENTER 22491 HWY 27 2019 CHEV 3GNAXHEV1K5626680 \$1950.00
 February 21, 2025 25-00299K

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

SECOND 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.: DAIR1S1228
 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

SUBSEQUENT INSERTIONS

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

SECOND 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

SECOND 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 RECORDED IN PLAT BOOK 110, PAGE 3, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
 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

SECOND 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 F.S. 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

SECOND 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

SECOND 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



--- ESTATE / ACTIONS ---

SECOND 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

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. 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

SECOND 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 Addresses:

LM Maddox@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

SECOND 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 DORCAS
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, OF THE 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

SECOND 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. Muenster, 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: kmuenster@mortellarolaw.com

Secondary E-Mail:

kkmuenster@gmail.com

February 14, 21, 2025 25-00263K

SECOND 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@amyphillipspllc.com

February 14, 21, 2025 25-00249K

SECOND 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 Shrygh

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

SECOND 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.

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

SECOND 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

Boyd; All Unknown Parties, Beneficiaries, Heirs, Successors, And Assigns of Barbara Jeanne Huettl a/k/a Barbara Boyd; Sean P. Beauclaire, as Possible Heir; and Scott D. Beauclaire, 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

SECOND 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

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 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

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.
6111 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

SECOND 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.

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.

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

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

FOURTH 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

attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for four consecutive weeks in Business Observer.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Default Date 2-24-25
DATED: 1-17-25

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 Defendant, Owner, is in violation of the provisions of the Declaration against the real property in Polk County Florida, commonly known as 108 Hawthorne Way, Davenport, Florida 33896, and more particularly described as:
LOT 2, TANGLEWOOD PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGES 31 THROUGH 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff's

Stacy M. Butterfield
Clerk of the Court for Polk County, Florida
(SEAL) By: **/s/ Ashley Saunders**
Deputy Clerk
DI MASI | BURTON, P.A.,
Plaintiff's attorney,
801 N. Orange Avenue,
Suite 500,
Orlando, Florida 32801
Jan. 31; Feb. 7, 14, 21, 2025
25-00157K

THIRD 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.

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.
Clerk of the Circuit Court
Stacy M. Butterfield
(SEAL) By: Antonio Sparrow
Deputy Clerk
Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S,
Suite 1204
Jacksonville, FL 32224
Feb. 7, 14, 21, 28, 2025 25-00200K

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:
POINCIANA NEIGHBORHOOD 5 VILLAGE 7 PB 53 PGS 19/28 BLK 1108 LOT 10 More commonly known as: Michigan Dr., Poinciana, FL 34759
has been filed by Plaintiff, S&K BIMINI BAY HOLDINGS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 3-6-25 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Witness my hand and the seal of this court on this 28 day of Jan, 2025.
Clerk of the Circuit Court
Stacy M. Butterfield
(SEAL) By: Antonio Sparrow
Deputy Clerk
Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S,
Suite 1204
Jacksonville, FL 32224
Feb. 7, 14, 21, 28, 2025 25-00200K

SECOND 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.

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

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

SECOND 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

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 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

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

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 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

SECOND 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.

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

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

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

SECOND 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.

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

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 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

SECOND 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.

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

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 personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

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

SECOND 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.

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 14, 2025.
Personal Representative:
/s/ Jonnie L. Ritchie
Jonnie L. Ritchie, Petitioner
1515 Slash Pine Road
Lakeland, Florida, 33809
Attorney for Personal Representative:
/s/ David Fall
David C. Fall, LL.M.
Attorney for Petitioner
Florida Bar Number: 0105891
The Tessier Law Firm
520 6th St. NW
Winter Haven, Florida 33881
Telephone: 863-220-7927
E-Mail:
DavidFall@TessierLawFirm.com
February 14, 21, 2025 25-00258K

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-

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/ Jonnie L. Ritchie
Jonnie L. Ritchie, Petitioner
1515 Slash Pine Road
Lakeland, Florida, 33809
Attorney for Personal Representative:
/s/ David Fall
David C. Fall, LL.M.
Attorney for Petitioner
Florida Bar Number: 0105891
The Tessier Law Firm
520 6th St. NW
Winter Haven, Florida 33881
Telephone: 863-220-7927
E-Mail:
DavidFall@TessierLawFirm.com
February 14, 21, 2025 25-00258K

SECOND 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.

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.
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

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 Personal Representatives and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, 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 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.
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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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 1.923%, 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

SECOND 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 1.923%, 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

SECOND 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

SECOND 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 1.923%, 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

SECOND 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

V6.20190626

February 14, 21, 2025 25-00254K

THIRD INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA

CASE No.: 2025CA000058000000

SAGAPO REAL ESTATE 3 LLC,

Plaintiff, vs.

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

TO: EDWARD CARR, and all others claiming by, through and under EDWARD CARR and MARGARET CARR, and all others claiming by, through and under MARGARET CARR

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

Lot 9, Block 1, G W Mann's Addition to Bartow, Fla, according to the map or plat thereof, as recorded in Plat Book 3, Page(s)

17, of the Public Records of Polk County, Florida. a/k/a 1070 Stanford St, Bartow FL 33830.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or

before March 3, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition

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

DATED this 24 day of January 2025.

Stacy M. Butterfield

Clerk of the Circuit Court

(SEAL) By: /s/ Asuncion Nieves

As Deputy Clerk

J.D. Manzo

Manzo & Associates, P.A.,