

## POLK COUNTY LEGAL NOTICES

### FIRST INSERTION

#### Notice Of Public Sale

The following personal property of: Jose Cruz Suarez will on March 25, 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 LIBE Mobile Home, VIN 10L12308, TITLE 17623572

And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress Street, Tampa, FL 33607, Feb. 28; Mar. 7, 2025 25-00318K

### FIRST INSERTION

#### Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date March 21st, 2025 @ 10:00 AM at each individual repair facility.

40253 2018 Toyota VIN#: 5YFBURHE3JP787731 Repair Facility: Rossi's Body Shop and Detailing 4709 Crump Rd Unit #16 Winter Haven 863-421-6700 Lien Amt \$10,602.32

February 28, 2025 25-00319K

### FIRST INSERTION

#### NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES

Notice is hereby given that, on March 17, 2025, at 10:00 AM, at 1425 Ritter Rd., Lot 20, Southwinds Mobile Home Park, Inc., pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Robin Ann Martel, to wit: A certain 1984 JEFF doublewide mobile home, bearing VIN # 12610376T. The name of the former tenant is Robin Ann Martel.

All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.

Feb. 28; Mar. 7, 2025 25-00323K

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

The following personal property of Dorothy Louise McElwee, Theodore J. Brooks and If Deceased, All Unknown Parties, Beneficiaries, Heirs, Successors and Assigns of Theodore J. Brooks, and All Parties Having or Claiming to Have Any Right, Title, or Interest in the Property Herein Described; and Gina Rene Smith will on the 18th day of March 2025, at 10:00 a.m., on property at 57 Hibiscus Drive, Lot #57, Winter Haven, Polk County, Florida 33881, in Lucerne Lakeside, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1966 MIRA Mobile Home  
VIN No.: 1411  
Title No.: 2512025

And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
Feb. 28; Mar. 7, 2025 25-00334K

### 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 DoctorOnlineConsult.com located at 2463 Heritage Green Ave, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 20th day of February, 2025.  
MYCHOICE HEALTH LLC  
February 28, 2025 25-00325K

### 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 Cardinal Coaching & Consulting located at 2025 Athena Way, in the County of Polk, in the City of Lakeland, Florida 33813 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 26th day of February, 2025.  
JULIE STERN COACHING & CONSULTING LLC  
February 28, 2025 25-00356K

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Public sale or auction of the contents of the following outdoor self-storage lot, known as Spirit Lake Storage, located at 110 Spirit Lake Road, Winter Haven, Florida, will be conducted at 110 Spirit Lake Road, Winter Haven, Florida, at 10:00 a.m., on March 17, 2025. The auction shall be in-person and all items will be sold to the highest bidder for cash.

Tenant: Florida Haul and Roll, LLC  
General description of the personal property subject to public sale is as follows:

1. water tanks (50)
  2. dumpsters (20)
- February 28, 2025 25-00324K

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

**File No. 2024CP0042430000XX**  
**IN RE: ESTATE OF LILLIAN J BRESSMAN, Deceased.**

The administration of LILLIAN J BRESSMAN, Deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All 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.

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

The date of first publication of this notice is February 28, 2025.

**ETHAN HARPER,**  
**Personal Representative**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
Feb. 28; Mar. 7, 2025 25-00317K

### FIRST INSERTION

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

**File No. 53-2025-CP-000321-0000-XX**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF MARIE J. DRENNEN, Deceased**

The administration of the estate of Marie J. Drennen, deceased, whose date of death was September 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

### FIRST INSERTION

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

**File No. 2025CP000385**  
**Division Probate**  
**IN RE: ESTATE OF DONNA P. McDONALD Deceased.**

The administration of the Estate of Donna P. McDonald, Deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway, Bartow, Florida 33830. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' 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-

### FIRST INSERTION

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

**File No. 2024-CP-003864**  
**IN RE: ESTATE OF JAMES ROBERT GARTON, Deceased.**

The administration of the estate of James Robert Garton, deceased, whose date of death was February 16, 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, 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 28, 2025.

**Personal Representative:**  
**Edward G. Drennen**  
2922 Washington Square  
Burlington, KY 41005  
Attorney for Personal Representative:  
Carol J. Wallace  
Attorney for Personal Representative  
Florida Bar No. 71059  
Elder Law Firm of Clements & Wallace, PL  
310 E Main St  
Lakeland, FL 33801  
Ph: (863) 687-2287  
Eml: cwallace@mclements.com  
2nd Eml: jwolf@mclements.com  
Feb. 28; Mar. 7, 2025 25-00329K

### FIRST INSERTION

#### 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 28, 2025.

**Co-Personal Representatives:**  
**M. Earle McDonald IV**  
29535 Morningmist Drive  
Wesley Chapel, Florida 33543  
**Brian McDonald**  
1713 Palmers Grove Church Road  
Hillsborough, North Carolina 27278  
Attorney for Co-Personal Representatives:  
Daniel Henderson  
E-mail Addresses:  
dan@hendersonsachs.com,  
ana@hendersonsachs.com  
Florida Bar No. 725021  
Henderson Sachs, P.A.  
8240 Exchange Drive,  
Suite C6  
Orlando, Florida 32809  
Telephone: (407) 850-2500  
Feb. 28; Mar. 7, 2025 25-00321K

### FIRST INSERTION

#### 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 28, 2025.

**Personal Representative:**  
**/s/ Russell Thomas Hoffman**  
**Russell Thomas Hoffman**  
891 Greenshank Drive  
Haines, Florida 33844  
Attorney for Personal Representative:  
**/s/ Beth K. Roland**  
Beth K. Roland, Esq., FBN: 103674  
Joseph K. Fabbri, Esq., FBN: 1022503  
Rebekah L. Davis, Esq., FBN: 1059147  
1030 W. Canton Ave., Suite 102  
Winter Park, FL 32789  
Telephone: (407) 574-8125  
Fax: (407) 476-1101  
E-Mail: beth.roland@ffllaw  
E-Mail: joe.fabbri@familyfirstfirm.com  
E-Mail: rebekah.davis@ffllaw  
Secondary E-Mail:  
probate@familyfirstfirm.com  
Feb. 28; Mar. 7, 2025 25-00332K

### FIRST INSERTION

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

**Case No. 53-2025-CP-000092-0000-XX**  
**IN RE: ESTATE OF SUEELLEN BOMBARD, Deceased.**

The administration of the estate of SUEELLEN BOMBARD, 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 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-

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 28, 2025.

**Personal Representative:**  
**/s/ Dale C. Bombard**  
**DALE C. BOMBARD**  
5881 Trophy Loop  
Lakeland, Florida, 33811  
Attorney for Personal Representative:  
**/s/ David Fall**  
**DAVID C. FALL**  
Florida Bar Number: 0105891  
The Tessier Law Firm, P.A.  
520 6th St. NW  
Winter Haven, Florida 33881  
Telephone: (863) 220-7927  
E-Mail:  
DavidFall@TessierLawFirm.com  
Feb. 28; Mar. 7, 2025 25-00322K

### FIRST INSERTION

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

**File No. 2025-CP-0001330000**  
**Division Probate**  
**IN RE: ESTATE OF BILLY J. PATTERSON DECEASED.**

The administration of the Estate of Billy J. Patterson, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Polk County, Florida, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The file number for the estate is 2025-CP-0001330000. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, 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 first publication of this notice is: February 28, 2025.

**Personal Representative:**  
**/s/ Christa Patterson**  
**(Feb 21, 2025 12:08 EST)**  
**Christa Patterson**  
3295 Limati Lane  
Mulberry, Florida 33860  
Attorney for Personal Representative:  
**/s/ Nicole Bell Cleland**  
Nicole Bell Cleland, Esq.  
Florida Bar No. 124934  
Legacy Protection Lawyers, LLP  
100 - 2nd Avenue South,  
Suite 900 St. Petersburg,  
Florida 33701  
Telephone: (727) 471-5868  
Email:  
NBell@LegacyProtectionLawyers.com  
Feb. 28; Mar. 7, 2025 25-00333K

### FIRST INSERTION

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

**File No. 24CP003155**  
**IN RE: ESTATE OF CARL C. MEDLIN Deceased.**

The administration of the estate of Carl C. Medlin, deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Ave., Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 28, 2025.

**Personal Representative:**  
**Nicole Coon**  
13935 Plover Drive  
Hartland, Michigan 48353  
Attorney for Personal Representative:  
Mitchell A. Sherman, Attorney  
Florida Bar Number: 387551  
111 2ND AVE. NE  
SUITE 352  
SAINT PETERSBURG, FL 33701  
Telephone: (727) 486-6350  
E-Mail: Eservice@mshermanesq.com  
Secondary E-Mail:  
mas@mshermanesq.com  
Feb. 28; Mar. 7, 2025 25-00339K

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

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



## --- ESTATE / ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000430  
IN RE: ESTATE OF  
GLORIA GROVENSTEIN HUNT,  
Deceased.

The administration of the estate of GLORIA GROVENSTEIN HUNT, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 28, 2025.

**STEPHEN CAREY HUNT**  
Personal Representative  
922 Windton Oak Drive  
Ruskin, FL 33570  
JAMES S. EGGERT  
Attorney for Personal Representative  
Florida Bar No. 949711  
EGGERT FITZPATRICK  
811-B Cypress Village Blvd.  
Ruskin, FL 33573  
Telephone: (813) 633-3396  
Email: jim@eggfitz.com  
Secondary Email: leslie@eggfitz.com  
Feb. 28; Mar. 7, 2025 25-00348K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT COURT  
IN AND FOR POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 532025CP000508  
Division 14  
IN RE: ESTATE OF  
JOHN JACK RICHARD,  
Deceased.

The administration of the estate of John Jack Richard, deceased, whose date of death was June 28, 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 28, 2025.

**Personal Representative:**  
**Darrell James LeBeouf**  
100 South Louisiana St.  
Suite 500  
Abbeville, Louisiana 70510  
Attorney for Personal Representative:  
Gerrard L. Grant, Esq., Attorney  
Florida Bar Number: 71887  
Aventus Law Group, PLLC  
1095 West Morse Boulevard,  
Suite 200  
Winter Park, Florida 32789  
Telephone: (321) 250-3577  
Fax: (321) 250-3985  
E-Mail: ggrant@aventuslawgroup.com  
E-Mail: abello@aventuslawgroup.com  
Feb. 28; Mar. 7, 2025 25-00354K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP572  
Division PROBATE  
IN RE: ESTATE OF  
BETTY ANN GREEN,  
Deceased.

The administration of the estate of Betty Ann Green, deceased, whose date of death was January 22nd, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 200 Government Center Blvd., Lake Alfred, Florida 33850. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is February 28, 2025.

**/s/ David A. Green**  
**David A. Green**  
P.O. Address: 425 Pine Cone Drive  
Davenport, FL 33897  
Personal Representative  
ROBERT W. DARNELL  
ATTORNEY AT LAW  
Attorneys for Personal Representative  
2639 FRUITVILLE ROAD  
SUITE 201  
SARASOTA, FL 34237  
Telephone: (941) 365-4950  
Florida Bar No. 0611999  
Feb. 28; Mar. 7, 2025 25-00349K

## FIRST INSERTION

**NOTICE OF ACTION FOR  
MODIFICATION OF CUSTODY**  
CIRCUIT COURT TENTH JUDICIAL  
CIRCUIT  
POLK COUNTY, FLORIDA  
Case No. 2019DR-2219  
Section: 13

**IN THE MATTER OF:  
KEON BARRINGTON,  
Father, and  
EMILY RUIZ,  
Mother.**

YOU ARE NOTIFIED that an action for modification has been filed against you and that you are required to serve a copy of your written defenses, if any, to the Father's counsel of record, Michael Amico, whose address is PO Box 2044, Winter Haven, Florida 33883, on or before March 28, 2025, and file the original with the clerk of Polk County,

Florida before service on the Father or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuits Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office.

Dated: February 19, 2025  
CLERK OF THE CIRCUIT COURT  
By: SKYE CL.  
Feb. 28; Mar. 7, 14, 21, 2025  
25-00331K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
Case No. 2024CP0033510000XX  
Division: Probate  
IN RE: ESTATE OF  
LINDA L. ANDERS  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Linda L. Anders, deceased, Case Number 2024CP0033510000XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830; that the decedent's date of death was July 27, 2024; that the total value of the estate is approximately \$9,000.00 and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address  
Timothy Lokken  
2721 Pine Brush Drive, Lakeland, FL 33813  
Adrienne D. Anders  
2039 E. Gachet Blvd., Lakeland, FL 33813  
Ursula L. Borrack  
9512 Ripley Road, Thonotosassa, FL 33592  
Erika R. Anders  
385 East Peal Street, Bartow, FL 33830

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the de-

cedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 28, 2025.

**Person Giving Notice**  
**Timothy Lokken**  
2721 Pine Brush Drive  
Lakeland, FL 33813  
Attorney for Person Giving Notice  
Daniel Medina, B.C.S., Attorney  
Florida Bar Number: 0027553  
MEDINA LAW GROUP, P.A.  
425 S. Florida Ave., Suite 101  
Lakeland, FL 33801  
Telephone: (863) 682-9730  
Fax: (863) 616-9754  
E-Mail: dan@medinapa.com  
Secondary E-Mail:  
sam@medinapa.com  
Feb. 28; Mar. 7, 2025 25-00343K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-004098  
IN RE: ESTATE OF  
SAMUEL EUGENIO SANTIAGO  
Deceased.

The administration of the estate of Samuel Eugenio Santiago, deceased, whose date of death was May 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, 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 28, 2025.

**Personal Representative:**  
**Sammy Santiago**  
982 Tramells Trail  
Kissimmee, Florida 34744  
Attorney for Personal Representative:  
Beth K. Roland, Esquire  
Florida Bar Number: 103674  
Joseph K. Fabbri, Esquire  
Florida Bar Number: 1022503  
Rebekah L. Davis, Esquire  
Florida Bar Number: 1059147  
1030 W. Canton Ave., Suite 102  
Winter Park, FL 32789  
Telephone: (407) 574-8125  
Fax: (407) 476-1101  
E-Mail: beth@familyfirstfirm.com  
E-Mail: joe.fabbri@familyfirstfirm.com  
E-Mail: rebekah.davis@familyfirstfirm.com  
Secondary E-Mail:  
probate@familyfirstfirm.com  
Feb. 28; Mar. 7, 2025 25-00344K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA/  
PROBATE DIVISION  
Case No. 2025 CP 000394  
IN RE: ESTATE OF  
GERTRUD ELISE MISIEWICZ  
a/k/a GERTRUDE E. MISIEWICZ,  
Deceased.

The administration of the estate of GERTRUD ELISE MISIEWICZ a/k/a GERTRUDE E. MISIEWICZ, deceased, whose date of death was October 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ER 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 Section 732.216-732.228, of the Florida probate code, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211.

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 28, 2025.

**Personal Representative:**  
**/s/ Barbara M. Misiewicz**  
**Barbara M. Misiewicz**  
c/o FASSETT, ANTHONY & TAYLOR, P.A.  
1325 W. Colonial Dr.  
Orlando, FL 32804  
Attorneys for Personal Representative:  
**/s/ Spencer M. Gledhill**  
Spencer M. Gledhill, Esquire  
Florida Bar No. 0087247  
Robert W. Anthony, Esquire  
Florida Bar No. 346918  
FASSETT, ANTHONY & TAYLOR, P.A.  
1325 W. Colonial Dr.  
Orlando, FL 32804  
Telephone: 407-872-0200/  
Fax 407-422-8170  
Emails: sgledhill@fassetlaw.com and ranthony@fassetlaw.com  
Feb. 28; Mar. 7, 2025 25-00355K

## 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.: 2023CA004414000000  
LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.

**JERRY BERBA; WENDY BERBA;**  
**ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR; 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, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS**

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 22, 2024 in Civil Case No. 2023CA004414000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JERRY BERBA; WENDY BERBA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR; 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, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) on April 15, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 94, 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

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 19th 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  
Digitally signed By: /s/ Zachary Ullman  
2025.02.19 13:01:49-05'00'  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1184-1563B  
Feb. 28; Mar. 7, 2025 25-00315K

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
Case No. 24-CC-1015  
**APEX LAND HOLDINGS, LLC, a  
Utah limited liability company, as  
Trustee of the FL-2308 Land Trust,  
Plaintiff, v.**  
**NIESHIA M. GILMORE-MALONEY  
and OZNI H. MALONEY,  
Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on February 11, 2025 in Case No. 24-CC-1015 in the County Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein NIESHIA M. GILMORE-MALONEY and OZNI H. MALONEY are the Defendants. The Clerk of the Court, Stacey M. Butterfield, will sell to the highest bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) on March 18, 2025 at 10:00 a.m. the following described real property:

Lot 7, Southern Dunes Estates  
Phase One, according to the map or plat thereof as recorded in Plat

Book 105, Page 37, of the Official Records of Polk County, Florida, a.k.a. 1612 Forest Hills Lane, Haines City, FL 33844

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 ADA Coordinator, Polk County Courthouse, 255 N. Broadway Ave., Bartow, FL 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/ Vestalia Aylsworth  
Vestalia Aylsworth, Esq.  
Law Office of Vestalia Aylsworth  
12307 SW 143rd Ln  
Miami, FL 33186-6026  
Telephone: (305) 282-6020  
vestalia@live.com  
Fla. Bar No. 111007  
Counsel for Plaintiff  
Feb. 28; Mar. 7, 2025 25-00316K

## 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.:**  
**2024CA-002600-0000-00**  
**NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.**  
**AMANDA MARIE LANE A/K/A  
AMANDA M. LANE; MV REALTY  
PBC, LLC; THE GARDENS  
HOMEOWNERS' ASSOCIATION,  
INC.; UNKNOWN SPOUSE OF  
AMANDA MARIE LANE  
A/K/A AMANDA M. LANE;  
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](http://www.polk.realforeclose.com) at 10:00 AM on the 18 day of March, 2025, the following described property as set forth in said Final Judgment, to wit

LOT 147, GARDENS PHASE THREE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 157, PAGES 17 AND 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
PROPERTY ADDRESS: 577 MAJESTIC GDNS BLVD, WINTER HAVEN, FL 33880  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS RE-

MAINING 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 12 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  
24-01747  
Feb. 28; Mar. 7, 2025 25-00326K



-- SALES --

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
**CASE NO. 2024-CA-002223**

**CIVIL DIVISION**  
**NEW PROVIDENCE CAPITAL LENDING II, LP,**  
**Plaintiff, v.**  
**BELLAVIVA AT LITTLE LAKE HAMILTON, LLC, a Florida limited liability company, MARONDA HOMES, INC. OF FLORIDA, a converted Florida corporation n/k/a MARONDA HOMES, LLC OF FLORIDA, a Florida limited liability company, and UNKNOWN PARTIES IN POSSESSION OF THE SUBJECT PROPERTY**  
**Defendants,**

NOTICE IS HEREBY GIVEN pursuant to that certain Uniform Default Final Judgment of Mortgage Foreclosure entered and dated February 7, 2025, in Case No. 2024-CA-002223 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which NEW PROVIDENCE CAPITAL LENDING II, LP is the Plaintiff and BELLAVIVA AT LITTLE LAKE HAMILTON, LLC is Defendant, the Polk County Clerk of the Court will sell to the highest and best bidder for cash online at the following website: <https://polk.realforeclose.com> on Friday, March 14, 2025 at 10:00 AM EST the following described property as set forth in said Uniform Default Final Judgment of Mortgage Foreclosure:

Parcel 1:

That part of Government Lots 3 and 14, in Section 5, Township 28 South, Range 27 East, Polk County, Florida lying within the following metes and bounds description:

Commence on the West boundary of Section 5, at a point 397.82 feet South of the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 28 South, Range 27 East, said point being on a curve concave to the Northerly, having a radius of 2864.79 feet; thence from a Tangent Bearing of South 83°46'09" East run Easterly along said curve 259.53 feet through an angle of 05°11'26"; thence South 31°25'00" East, 511.84 feet; thence South 28°51'18" East, 1286.64 feet; thence South 58°35'00" West, 590.80 feet to a Point of Beginning; run thence North 31°25'00" West 20 feet; thence South 58°35'00" West, 500.00 feet; thence North 58°35'00" East, 500.00 feet; thence North 31°25'00" West 480.00 feet to the Point of Beginning.

ALSO: a Haul Route in the above-described Government Lots 3 and 14, lying within 20 feet each side of the following described Haul Route Survey Line: Begin on the above-described point of beginning of Borrow Pit #3; run thence North 58°35'00" East, 590.80 feet; thence North 28°51'18" West, 1286.64 feet; thence North 12°51'18" West, 511.84 feet to end said Haul Route Survey Line.

Less existing rights of way.

Parcel 2:  
 The South Half of the Northeast 1/4 of the Northwest 1/4 lying South of highway, and the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 lying South of the highway, and U.S. Government Lots 2, 3, 12, 13 and 14, all in Section 5, Township 28 South, Range 27 East, Polk County, Florida; LESS AND EXCEPT that part of Government Lots 2 and 3 lying North of State Road 544 and LESS AND EXCEPT that part of Section 5, Township 28 South, Range 27 East, lying South and West of State Road 25.

LESS AND EXCEPT:

That part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 28 South, Range 27 East, Polk County, Florida, bounded on the Northerly and Westerly sides by the old Haines City - Winter Haven Highway (Scenic Drive) and bounded on the Southerly and westerly sides by State Road 544 (Lucerne Park Road), being more particularly described as follows: Commencing at the Northeast Corner of the Northwest Quarter of said Section 5, said Corner being designated by a found 1-1/2

inch pipe filled with concrete, previously located with a brass cap stamped Government Land Office; thence South 00°24'33" East, along the East line of the Northeast Quarter of the Northwest Quarter of said Section 5, a distance of 501.71 feet to a point lying approximately one foot Southeasterly of the asphalt pavement of the old Haines City - Winter Haven Highway and said point being the Point of Beginning of this description; thence continue South 00°24'33" East, along the East line or said Northeast Quarter of the Northwest Quarter, a distance of 547.74 feet to a point on the Northerly right-of-way line of State Road 544, said point being on a non-tangential curve concave to the Northwest, said curve having a radius of 2824.79 feet, a central angle of 08°08'38", a chord distance of 401.17 feet and a chord bearing of South 61°04'45" West; thence Southwesterly along said curve and northerly right-of-way line an arc length of 401.51 feet; thence North 69°27'43" West, along a non-tangent line and continuing along said Northerly right-of-way line, 20.96 feet; thence North 23°56'10" West, continuing along said Northerly right-of-way line, 17.70 feet to the beginning of a tangential curve concave to the East, said curve having a radius of 70.00 feet, a central angle of 61°11'31", a chord distance of 71.26 feet and a chord bearing of North 06°39'35" East; thence Northerly along said curve and Northerly right-of-way line an arc length of 74.76 feet to a point of reverse curve concave to the Northwest, said curve having a radius of 984.93 feet, a central angle of 03°00'00", a chord distance of 51.56 feet and a chord bearing of North 35°45'21" East; thence Northeasterly along said curve and Northerly right-of-way line an arc length of 51.57 feet; thence North 37°21'46" East, departing from said Northerly right-of-way line and along a line lying approximately one foot Southeasterly of the asphalt pavement of the old Haines City - Winter Haven Highway, 111.73 feet; thence North 19°18'29" East, approximately one foot Easterly of said asphalt pavement, 32.81 feet to the beginning of a non-tangential curve concave to the Northwest, said curve having a radius of 633.54 feet, a central angle of 11°06'22", a chord distance of 122.61 feet and a chord bearing of North 30°52'16" East; thence Northeasterly along said curve and approximately one foot Southeasterly of said asphalt pavement an arc length of 122.80 feet; thence North 25°18'58" East, approximately one foot Easterly of said asphalt pavement, 32.81 feet to the beginning of a tangential curve concave to the Southeast, said curve having a radius of 272.07 feet, a central angle of 17°34'33", a chord distance of 83.13 feet and a chord bearing of North 34°06'17" East; thence Northeasterly along said curve and approximately one foot Southeasterly of said asphalt pavement an arc length of 83.46 feet to the said Point of Beginning.

FURTHER LESS AND EXCEPT:

That part of Government Lots 3 and 14, in Section 5, Township 28 South, Range 27 East, Polk County, Florida lying within the following metes and bounds description: Commence on the West boundary of Section 5, at a point 397.82 feet South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 28 South, Range 27 East, said point being on a curve concave to the Northerly, having a radius of 2864.79 feet; thence from a tangent bearing of South 83°46'09" East run Easterly along said curve 259.53 feet through an angle of 05°11'26"; thence South 12°51'18" East, 511.84 feet; thence South 28°51'18" East, 1286.64 feet; thence South 58°35'00" West, 590.80 feet to a Point of Beginning; run thence North 31°25'00" West 20 feet; thence South 58°35'00" West, 500.00 feet; thence North 31°25'00" East, 500.00 feet; thence North

58°35'00" East, 500.00 feet; thence North 31°25'00" West 480.00 feet to the Point of Beginning. (Borrow Pit) AND FURTHER LESS AND EXCEPT:

A Haul Route in the above-described Government Lots 3 and 14, lying within 20 feet each side of the following described Haul Route Survey Line: Begin on the above-described Point of Beginning of Borrow Pit #3; run thence North 58°35'00" East, 590.80 feet; thence North 28°51'18" West, 1286.64 feet; thence North 12°51'18" West, 511.84 feet to end said Haul Route Survey Line. (Haul Route) AND FURTHER LESS AND EXCEPT:

Those portions of property conveyed to BBHRG Holdings at Little Lake Hamilton, LLC, a Florida limited liability company, in Special Warranty Deeds recorded November 23, 2020, in Official Records Book 11465, Page 2120 and Official Records Book 11465, Page 2117 and Quit Claim Deed recorded January 16, 2018, in Official Records Book 10369, Page 968, Public Records of Polk County Florida.

Parcel 3:

A parcel of land being a portion of the Northwest Quarter of Section 5, Township 28 South, Range 27 East, Polk County, Florida, also known as Lots 199 through 222, of the proposed plat of Bellaviva at Haines City, being described as follows:

Commence at the intersection of the Southerly right-of-way line of State Road 544 and the West line of said Northwest Quarter of Section 5; thence South 00°16'40" East, along said West line, a distance of 1572.16 feet; thence North 89°43'20" East, a distance of 1564.64 feet to the Westernmost Corner of proposed Lot 199 and the Point of Beginning; thence South 50°18'57" East, along the Westerly line of proposed Lots 199 and 201, a distance of 164.33 feet to the Southeasterly line of said Lot 200; thence along the Southeastery lines of Lots 200 through 222 for the following ten courses; (1) thence North 45°41'12" East, a distance of 256.19 feet; (2) thence North 39°41'03" East, a distance of 62.22 feet to a point of curvature to the left having a radius of 1445.00 feet, a central angle of 02°36'56", a chord bearing of North 38°22'35" East and a chord distance of 65.96 feet; (3) thence Northeasterly, long the arc of said curve, a distance of 65.96 feet; (4) thence North 37°04'07" East, a distance of 427.75 feet; (5) thence North 76°39'13" East, a distance of 29.98 feet; (6) thence North 48°49'56" East, a distance of 38.72 feet; (7) thence North 44°24'10" East, a distance of 95.13 feet; (8) thence North 44°41'41" East, a distance of 91.01 feet; (9) thence North 46°02'07" East, a distance of 164.78 feet; (10) thence North 43°39'19" East, a distance of 27.21 feet to the Northeasterly line of Lot 222; thence North 43°57'53" West, along said Northeasterly line, a distance of 120.62 feet to a point on a non-tangent curve to the right, having a radius of 64.00 feet, a central angle of 26°33'01", a chord bearing of South 32°45'36" West and a chord distance of 29.39 feet; thence along the Northwestery lines of Lots 199 through 222 for the following nine courses; (1) thence Southwesterly, along the arc of said curve, a distance of 29.66 feet; (2) thence South 46°02'07" West, a distance of 59.97 feet to a point of curvature to the right, having a radius of 325.00 feet, a central angle of 26°24'42", a chord bearing of South 59°14'28" West and a chord distance of 148.49 feet; (3) thence Southwesterly along the arc of said curve, a distance of 149.82 feet to a point of reverse curvature of a curve to the left, having a radius of 150.00 feet, a central angle of 35°22'42", a chord bearing of South 54°45'28" West and a chord distance of 91.16 feet; (4) thence Southwesterly, along the arc of said curve, a distance of 92.62 feet; (5) thence South 37°04'07" West, a distance of 569.01 feet to a point

of curvature to the right, having a radius of 1315.00 feet, a central angle of 02°36'56", a chord bearing of South 38°22'35" West and a chord distance of 60.03 feet; (6) thence Southwesterly, along the arc of said curve, a distance of 60.03 feet; (7) thence South 39°41'03" West, a distance of 76.80 feet to a point of curvature to the right, having a radius of 125.00 feet, a central angle of 70°31'00", a chord bearing of South 74°56'33" West and a chord distance of 144.32 feet; (8) thence Southwesterly, along the arc of said curve, a distance of 153.84 feet; (9) thence South 29°24'28" West, a distance of 124.36 feet to the Point of Beginning.

Parcel 4:  
 A parcel of land being a portion of the Northwest 1/4 of Section 5, Township 28 South, Range 27 East, Polk County, Florida, also being Tract C-1 and a portion of Tract P of the proposed plat of Bellaviva at Haines City, being described as follows:

Commence at the intersection of the Southerly right-of-way line of State Road 544 and the West line of said Northwest 1/4 of Section 5; thence South 00°16'40" East, along said West line, a distance of 2352.96 feet; thence North 89°43'20" East, a distance of 799.56 feet to the Northernmost corner of proposed Tract E-1 of said plat of Bellaviva at Haines City and the Point of Beginning; said point lying on the Northerly line of proposed Tract P of said plat of Bellaviva at Haines City, and also being on the arc of a curve to the left, having a radius of 240.00 feet, a central angle of 31°52'04", a chord bearing of North 06°41'02" East, and a chord distance of 131.77 feet; thence along said Northerly lines of proposed Tract P for the following twelve courses; (1) thence Northeasterly along the arc of said curve, a distance of 133.49 feet to a point of reverse curvature of a curve to the right, having a radius of 310.00 feet, a central angle of 38°31'06", a chord bearing of North 10°00'33" East and a chord distance of 204.50 feet; (2) thence Northeasterly, along the arc of said curve, a distance of 208.40 feet; (3) thence North 29°16'06" East, a distance of 360.67 feet to a point of curvature to the right, having a radius of 160.00 feet, a central angle of 33°26'04", a chord bearing of North 45°59'08" East and a chord distance of 92.05 feet; (4) thence Northeasterly, along the arc of said curve, a distance of 93.37 feet to a point of reverse curvature of a curve to the left, having a radius of 240.00 feet, a central angle of 23°19'14", a chord bearing of North 51°02'33" East and a chord distance of 97.01 feet; (5) thence Northeasterly, along the arc of said curve, a distance of 97.69 feet to a point of reverse curvature of a curve to the right, having a radius of 25.00 feet, a central angle of 58°15'09", a chord bearing of North 68°30'31" East and a chord distance of 24.34 feet; (6) thence Northeasterly, along the arc of said curve, a distance of 25.42 feet to a point of reverse curvature of a curve to the left, having a radius of 101.37 feet, a central angle of 35°24'08", a chord bearing of North 79°56'01" East and a chord distance of 61.64 feet; (7) thence Northeasterly, along the arc of said curve, a distance of 62.63 feet; (8) thence South 18°06'46" East, a distance of 89.16 feet; (9) thence North 90°00'00" East, a distance of 69.94 feet; (10) thence South 00°00'00" East, a distance of 18.72 feet; (11) thence North 90°00'00" East, a distance of 81.96 feet; (12) thence North 39°41'03" East, a distance of 106.88 feet; thence South 50°18'57" East, parallel and 50 feet Westerly of said Westerly line of proposed Lot 198, the Westerly line of Lots 199 through 200, and their Southeasterly extension, a distance of 349.56 feet to the boundary line of aforesaid proposed Tract C-1; thence South 37°28'11" West, along said boundary line, a distance of 1194.41 feet; thence North 46°16'02" West along said boundary line of said Tract C and

the boundary line of proposed Tract P, a distance of 127.06 feet; thence along said Northerly lines of proposed Tract P for the following six courses; (1) thence North 24°23'33" West, a distance of 74.98 feet; (2) thence North 37°55'41" West, a distance of 79.28 feet; (3) thence North 32°27'59" West, a distance of 57.56 feet; (4) thence North 30°59'33" West, a distance of 53.00 feet; (5) thence North 29°03'59" East, a distance of 70.88 feet; (6) thence North 60°55'26" West, a distance of 54.00 feet to the Point of Beginning.

Parcel 5:  
 A portion of Section 5, Township 28 South, Range 27 East, Polk County, Florida. Being more particularly described as follows:

Commencing at the Southwest Corner of Section 5, Township 28 South, Range 27 East, Polk County, Florida, thence run N00°16'40" West, along the West line of said Section 5, a distance of 2627.08 feet; thence run North 89°41'48" East a distance of 580.07 feet to the Point of Beginning; thence run North 11°39'07" East a distance of 34.56 feet; thence run North 79°45'08" West a distance of 76.46 feet; thence run North 35°30'32" West a distance of 47.00 feet; thence run North 40°08'19" West a distance of 100.16 feet; thence run North 31°40'20" West, a distance of 130.54 feet; thence run North 25°15'34" West a distance of 258.57 feet; thence run North 10°06'45" East a distance of 62.68 feet; thence run North 56°53'59" West a distance of 93.70 feet; thence run North 10°41'05" West a distance of 8.67 feet; thence run North 10°40'37" East a distance of 113.43 feet; thence run North 31°35'13" East a distance of 35.24 feet; thence run North 13°51'20" West a distance of 48.37 feet to a point on a non-tangent curve concave to the North, having a radius of 2964.72 feet and a central angle of 15°08'14"; thence run Easterly along the arc of said curve, a distance of 783.26 feet (chord bearing = North 84°27'40" East, chord = 780.98 feet); thence run South 00°18'12" East, a distance of 652.34 feet to a point on a non-tangent curve concave to the Southeast, having a radius of 75.00 feet and a central angle of 34°36'36"; thence run Southwesterly along the arc of said curve, a distance of 45.30 feet (chord bearing = South 24°34'19" West, chord = 44.62 feet); thence run South 07°16'01" West a distance of 73.52 feet to the point of curvature of a curve concave to the East, having a radius of 125.00 feet and a central angle of 07°34'13"; thence run Southwesterly along the arc of said curve, a distance of 16.52 feet (chord bearing = South 03°28'55" West, chord = 16.50 feet); thence run South 00°18'12" East, a distance of 108.17 feet; thence run South 89°41'48" West, a distance of 372.31 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.

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 11th day of February, 2025.

Respectfully submitted,  
 NELSON MULLINS RILEY & SCARBOROUGH LLP  
 1905 N.W. Corporate Blvd., Suite 310  
 Boca Raton, Florida 33431-7381  
 P: 561-343-6900 | F: 561-483-7321  
 By: /s/ T.W. Anderson  
 Terrance W. Anderson, Jr., Esq.  
 Florida Bar No. 27426  
 tw.anderson@nelsonmullins.com  
 jenny.sica@nelsonmullins.com  
 Feb. 28; Mar. 7, 2025 25-00320K

FIRST INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45**

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA  
 CASE NO. 2024CC003045

**TAYLOR HILLS HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation,**  
**Plaintiff, v.**  
**FREDERICK FLOYD BULLARD JR., UNKNOWN SPOUSE OF FREDERICK FLOYD BULLARD JR. & ANY UNKNOWN PERSON(S) IN POSSESSION,**  
**Defendants.**

Notice is given that under a Final Summary Judgment dated February 3, 2025, and in Case No. 2024CC003045 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which TAYLOR HILLS HOMEOWNERS ASSOCIATION, INC., the Plaintiff and FREDERICK FLOYD BULLARD JR. & UNKNOWN SPOUSE OF FREDERICK FLOYD BULLARD JR. N/K/A ASHLEY BULLARD the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at [polk.realforeclose.com](http://polk.realforeclose.com), at 10:00am on May 6, 2025, the following described property set forth in the Final Summary Judgment:

Lot 58, Taylor Hills, according to the plat as recorded in Plat Book 179, Pages 41 through 43 of the Public Records of Polk County, Florida.

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

If you are a person with a 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 this 24th day of February 2025.

By: /s/ Karen J. Wonsetler  
 Karen J. Wonsetler, Esq.  
 Florida Bar No. 140929  
 WONSETLER & WEBNER, P.A.  
 717 North Magnolia Avenue  
 Orlando, FL 32803  
 Primary E-Mail for service:  
 Pleadings@kwpalaw.com  
 Secondary E-Mail:  
 office@kwpalaw.com  
 (P) 407-770-0846  
 (F) 407-770-0843  
 Attorney for Plaintiff  
 Feb. 28; Mar. 7, 2025 25-00337K

**OFFICIAL COURTHOUSE WEBSITES**

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**Business Observer**



## --- SALES ---

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2024-CA-000903**  
**CIVIL CIRCUIT DIVISION.**

**Michael Pizzelanti**  
**Plaintiff vs.**  
**Leroy Goodman, Jr., et al**  
**Defendants**

Notice of sale pursuant to chapter 45 is hereby given that, pursuant to the FINAL JUDGMENT OF FINAL SUMMARY JUDGMENT OF FORECLOSURE AND THE REESTABLISHMENT OF THE NOTE dated January 31, 2025 issued in and for Polk County in case number in CASE NO.: 2024-CA-000903 wherein Michael Pizzelanti is a Plaintiff and Leroy Goodman, Leroy Goodman, Jr. UNKNOWN TENANT #1; 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; and ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT are the Defendants

The clerk of the said Court, Stacy Butterfield, will sell to the highest and best bidder for cash in accordance with section 45.031 Florida Statutes on March 18, 2025 at electronic sale beginning at 10 AM at https://www.polk.realforeclose.com the following described real property as set forth in the said FINAL JUDGMENT OF FINAL SUMMARY JUDGMENT OF FORECLOSURE AND THE REESTABLISHMENT OF THE NOTE to wit:

Real property located in Polk County, Florida, and legally described as follows:

Lot 16, Block G, Lake Beulah Heights Division No. 3, according to the plat thereof recorded in Plat Book 6, Page 41, public

records of Polk County, Florida, AND Lot 17 and the West 5 feet of Lot 18, Block G, Lake Beulah Heights Division No. 3, according to the play thereof recorded in Plat Book 6, Page 41 public records of Polk County, Florida, including the buildings, appurtenances, and fixture located thereon.

a. Parcel ID: 23-28-23-108700-007170  
b. Property Address: 1215 OLIVE ST LAKELAND FL 33815 (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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

## IMPORTANT

IF YOU ARE A PERSON WITH DISABILITY WHO NEEDS ANY ACCOMMODATIONS 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 AT 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 TDD AT 863-534-7777 OR FLORIDA RELAY SERVICE.

Dated: February 24, 2025  
THE LAW OFFICES OF BRUCE PROBER, P.A.  
Attorney for Plaintiff Michael Pizzelanti  
500 NE 4th St. Suite 200  
Ft. Lauderdale, FL 33301  
Telephone: (954) 816-1260  
Fax: (954) 333-1505  
Email: bprober@proberlaw.com  
By: /s/ Bruce Prober  
Bruce Prober, Esq.  
Florida Bar No.: 895881  
Feb. 28; Mar. 7, 14, 2025

25-00342K

## 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.**

**532024CA001362000000**  
**WATERCREST ESTATES HOMEOWNERS ASSOCIATION INC., a Florida non-profit Corporation,**  
**Plaintiff, vs.**  
**JOSE ANTONIO FIGUEROA, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure dated February 19, 2025 in Case No. 532024CA001362000000 in the Circuit Court in and for Polk County, Florida wherein WATERCREST ESTATES HOMEOWNERS ASSOCIATION INC., is Plaintiff, and JOSE ANTONIO FIGUEROA; ELIZABETH CUERVO, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on APRIL 8, 2025. ( ) www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 78, WATERCREST ESTATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 169, PAGES 19 THROUGH 24, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA  
A/K/A: 353 SUMMERSHORE DR, AUBURNDALE, FL 33823.  
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 21, 2025  
FLORIDA COMMUNITY LAW GROUP, P.L.  
Attorneys for Plaintiff  
P.O. Box 292965  
Davie, FL 33329-2965  
Tel: (954) 372-5298  
Fax: (866) 424-5348  
Email: jared@flclg.com  
By: /s/ Jared Block  
Jared Block, Esq.  
Florida Bar No. 90297  
Feb. 28; Mar. 7, 2025 25-00336K

## 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.:**  
**2024CA-003548-0000-00**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**NARAIN DAI TIWARIE;**  
**NORTHTRIDGE ESTATES HOMEOWNERS ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SATRUPA DEVI DOOBAY; UNKNOWN SPOUSE OF NARAIN DAI TIWARIE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 18 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 211, NORTHTRIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 167, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 541 BUCHANNAN DRIVE, DAVENPORT, FL 33837

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 12 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  
24-01575  
Feb. 28; Mar. 7, 2025 25-00338K

## FIRST INSERTION

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

**Case No.: 24-CA-001317**

**HHI-NFHB, LLC,**  
**Plaintiff, -vs-**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST LORRAINE E. LAPORTE, DECEASED; JAMES JOHN WILEY; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1,**  
**Defendants.**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Polk County, Florida. STACY M. BUTTERFIELD, the Clerk of the Circuit Court will sell the property situate in Polk County, Florida described as:

LOT 577, HIGHLAND FAIRWAYS PHASE III-B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 5 AND 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA  
Property Address: 3448 GLEN ABBEY LN, LAKELAND, FL 33810

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, at 10:00 a.m. on April 4, 2025.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least seven (7) days. If you are hearing impaired, please call 711.

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

DATED this 24th day of February, 2025  
Jeffrey C. Hakanson, Esquire  
For the Court  
/s/ Jeffrey C. Hakanson  
JEFFREY C. HAKANSON, ESQUIRE  
Florida Bar No. 0061328  
Primary E-Mail:  
Jeff@mcintyrefirm.com  
Secondary Email:  
JCHService@mcintyrefirm.com  
McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A.  
1228 E. 7th Ave, Suite 100  
Tampa, Florida 33605  
813-223-0000 Tel.; 813-899-6069 Fax  
Attorneys for Plaintiff  
Feb. 28; Mar. 7, 2025 25-00341K

## 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.:**  
**2024CA-003689-0000-00**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**WILBERT HEREDIA; NELSON HEREDIA; UNKNOWN SPOUSE OF WILBERT HEREDIA; DENISE VALENTIN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 18 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 16, DAVENPORT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 58, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
PROPERTY ADDRESS: 309 E PINE STREET, DAVENPORT, FL 33837

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 12 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  
24-02800  
Feb. 28; Mar. 7, 2025 25-00327K

## 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. 2024CA000166**  
**Division 15**  
**SOUTHWEST AIRLINES FEDERAL CREDIT UNION**  
**Plaintiff, vs.**

**WILLIAM J WHEELER, UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AND UNKNOWN TENANTS/OWNERS,**  
**Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 28, 2024, 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 6, BLOCK 3137, PONCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, OF THE PUBLIC REOCRDS OF POLK COUNTY, FLORIDA.

and commonly known as: 1033 SABINE PL, KISSIMMEE, FL 34759; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at

www.polk.realforeclose.com on April 3, 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 this February 21, 2025  
By: /s/ Laura E. Noyes  
Laura E. Noyes  
Attorney for Plaintiff

Laura E. Noyes  
(813) 229-0900 x1515  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
328062/2324059/CMF  
Feb. 28; Mar. 7, 2025 25-00328K

## FIRST INSERTION

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

**CASE NO.**  
**532019CA001325000000**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**

**QUENTIN DAWSON A/K/A QUENTIN M. DAWSON; MILDRENA C. DAWSON; UNITED STATES OF AMERICA, BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BEVERLY RISE PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed February 5, 2025 and entered in Case No. 532019CA001325000000, of the Circuit Court in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and QUENTIN DAWSON A/K/A QUENTIN M. DAWSON; MILDRENA C. DAWSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BEVERLY RISE PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, 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 12,

2025, the following described property as set forth in said Final Judgment, to wit:

LOT 91, BLOCK C, BEVERLY RISE PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 28 & 29, 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 21st 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.: 18-02916 SF  
V6.20190626  
Feb. 28; Mar. 7, 2025 25-00330K

## --- ACTIONS ---

## FIRST INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
FAMILY DIVISION 01

**CASE NO. 2025DR001001**  
**FLA. BAR NO.: 0249210**  
**IN RE: THE MARRIAGE OF LUIS ALBERTO PEREZ LOPEZ**

**Petitioner, Vs.**  
**HOWARD RAFAEL MATA GONZALEZ**  
**Respondent.**  
To: Howard Rafael Mata Gonzalez  
Last Known Address: Calle Eleuterio Ramirez 1024  
Departamento 1504 Torre A  
Santiago De Chile, Chile

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LUIS ALBERTO PEREZ LOPEZ whose address is 236 Orchid Drive, Davenport Florida 33987 on or before 03/17/2025, and file the original with the clerk of this Court located at 255 North Broadway Ave Bartow, Florida 33830, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered

against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: NO REAL OR PERSONAL PROPERTY TO BE DIVIDED.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 02/07/2025  
STACY M. BUTTERFIELD  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/Skye Crost  
2/7/2025 10:18:41 AM  
Deputy Clerk

Feb. 28; Mar. 7, 14, 21, 2025 25-00345K



--- SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR OSCEOLA COUNTY**

GENERAL JURISDICTION DIVISION  
**CASE NO. 2023-CA-003531-MF ISHARPE OPPORTUNITY INTERMEDIATE TRUST, Plaintiff, vs. THE HR GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 21, 2024 in Civil Case No. 2023-CA-003531-MF of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Osceola County, Kissimmee, Florida, wherein ISHARPE OPPORTUNITY INTERMEDIATE TRUST is Plaintiff and The HR Group, LLC, a Texas Limited Liability Company, et al., are Defendants, the Clerk of Court, KELVIN SOTO, will sell to the highest and best bidder for cash Osceola County Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 in accordance with Chapter 45, Florida Statutes on the 25th day of March, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

OSCEOLA COUNTY  
 PARCEL 1: LOT 6, BLOCK 595, POINCIANA NEIGHBORHOOD 1, VILLAGE 2, POINCIANA SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628610005950060  
 PARCEL 2: LOT 10, BLOCK 640, POINCIANA NEIGHBORHOOD 1, VILLAGE 2, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613821500220  
 PARCEL 3: AT PAGE 14 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628611414130020  
 PARCEL 4: LOT 29, BLOCK 1549, POINCIANA NEIGHBORHOOD 2, VILLAGE 1, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 18 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628611815490290  
 PARCEL 5: LOT 1, BLOCK 589, POINCIANA NEIGHBORHOOD 1, VILLAGE 2, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 75 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628610005890010  
 PARCEL 6: LOT 27, BLOCK 571, POINCIANA NEIGHBORHOOD 1, VILLAGE 2, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 152 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613821500220  
 PARCEL 7: LOT 7, BLOCK 2150, POINCIANA NEIGHBORHOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613822050090  
 PARCEL 8: LOT 7, BLOCK 2172, POINCIANA NEIGHBOR-

HOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613821720070  
 PARCEL 9: LOT 6, BLOCK 1529, POINCIANA NEIGHBORHOOD 2, VILLAGE 1, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613821880230  
 PARCEL 10: LOT 23, BLOCK 2188, POINCIANA NEIGHBORHOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628611815290060  
 PARCEL 11: LOT 5, BLOCK 2202, POINCIANA NEIGHBORHOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613822020050  
 PARCEL 12: LOT 9, BLOCK 2205, POINCIANA NEIGHBORHOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613822050090  
 POLK COUNTY  
 PARCEL 1: LOT 10, BLOCK 1050 OF POINCIANA NEIGHBORHOOD 4 VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED

IN PLAT BOOK 53, PAGE(S) 4 THROUGH 18 AND CORRECTED BY O.R. BOOK 1591, PAGE 614, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 2: LOT 3, BLOCK 3064, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 3: LOT 6, BLOCK 3064, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 4: LOT 15, BLOCK 438, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGES 5 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 5: LOT 3, BLOCK 445, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGES 5 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 7: LOT 15, BLOCK 1067 OF POINCIANA NEIGHBORHOOD 4 VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 4 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 9: LOT 22, BLOCK 3139, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 61, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 10: LOT 2, BLOCK 747, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 11: LOT 12, BLOCK 92, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 12: LOT 35, BLOCK 747, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 13: LOT 7, BLOCK 109, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 14: LOT 3, BLOCK 109, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 15: LOT 2, BLOCK 377, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 55, PAGES 5 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 18: LOT 3, BLOCK 102, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 19: LOT 9, BLOCK 101, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.  
 By: /s/ Robyn Katz  
 Robyn Katz, Esq.  
 McCalla Raymer Leibert Pierce, LLC  
 Attorney for Plaintiff  
 225 East Robinson Street,  
 Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRSservice@mccalla.com  
 Fla. Bar No.: 146803  
 23-00159FL  
 Feb. 28; Mar. 7, 2025 25-00347K

FIRST INSERTION

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

**CASE NO.: 2022-CA-001242 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. HEATHER S. WHITWORTH, et al., Defendants.**

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on March 31, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Tract 3 of the unrecorded plat of Trails of Lake Daisy more particularly described as: That part of Sections 25 and 36, Township 28 South, Range 26 East, Polk County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Section 25 for a point of reference; thence run South 89°42'28" West, a distance of 30.00 feet to the Westerly right of way line of Lake Daisy Road; thence run North 00°18'21" West along the said Westerly right of way line a distance of 133.40 feet to the Point of Beginning; from the said Point of Beginning run South 89°41'39" West, a distance of 195.00 feet; thence run South 60°41'01" West a distance of 430.40 feet to an intersection

with the beginning of a curve concaved Southwesterly with a central angle of 26°20'48" and a radius of 240.16 feet; thence run Northwesterly along the arc of the said curve, an arc distance of 110.43 feet for a chord-bearing of North 21°05'21" West and a chord distance of 109.46 feet to the end of the said curve and the beginning of a second curve concaved Southwesterly, with a central angle of 04°26'05" and a radius of 1162.83 feet; thence run Northwesterly along the arc of the said curve, an arc distance of 90.00 feet for a chord-bearing of North 36°28'48" West and a chord-distance of 89.98 feet to the end of the said curve; thence run North 42°07'11" East, a distance of 153.94 feet; thence run North 56°29'31" East, a distance of 104.65 feet; thence run North 13°59'50" East a distance of 55.11 feet; thence run North 88°35'22" East, a distance of 458.40 feet to the said Westerly right of way of Lake Daisy Road; thence run South 00°18'21" East, along the said Westerly right of way line a distance of 199.42 feet to the said Point of Beginning.  
 Property Address: 210 Old Spanish Way, Winter Haven, FL 33884

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida Office of the Court Administrator at (863) 534-4686 (Voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.

SUBMITTED on this 26th day of February, 2025.

TIFFANY & BOSCO, P.A.  
 /s/ Kathryn I. Kasper, Esq.  
 Anthony R. Smith, Esq.  
 FL Bar #157147  
 Kathryn I. Kasper, Esq.  
 FL Bar #621188  
 Attorneys for Plaintiff

OF COUNSEL:  
 Tiffany & Bosco, P.A.  
 1201 S. Orlando Ave,  
 Suite 430  
 Winter Park, FL 32789  
 Telephone: (205) 930-5200  
 Facsimile: (407) 712-9201  
 Feb. 28; Mar. 7, 2025 25-00357K

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. 532024CA000665000000 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, Plaintiff, vs. AAA REAL ESTATE INVESTMENT SERVICES, LLC; CAMILO MENDOZA; CITY OF LAKELAND, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 7, 2025 and entered in Case No. 532024CA000665000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 is Plaintiff and CAMILO MEN-

DOZA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; AAA REAL ESTATE INVESTMENT SERVICES, LLC; CITY OF LAKELAND, FLORIDA; 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 24, 2025, the following described property as set forth in said Final Judgment, to wit:  
 THE SOUTH 85 FEET OF LOT 52, BLOCK B, KELLOGG AND ARMSTRONG, FIRST ADDITION TO LAKE BEULAH HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 12, 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 25th 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.: 22-00790 SPS  
 V6.20190626  
 Feb. 28; Mar. 7, 2025 25-00350K

**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.: 2024CA002113000000 MORTGAGE LENDERS INVESTMENT TRADING CORPORATION, DBA R P FUNDING, Plaintiff, VS. AMANDA BRAGG; CITY OF LAKELAND, FLORIDA; 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, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 18, 2025 in Civil Case No. 2024CA002113000000, of the Circuit Court of the Judicial Circuit in and for Polk County, Florida, wherein, MORTGAGE LENDERS INVEST-

MENT TRADING CORPORATION, DBA R P FUNDING is the Plaintiff, and AMANDA BRAGG; CITY OF LAKELAND, FLORIDA; 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, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on March 25, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 6, OF TRADEWINDS FOURTH ADDITION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 47, PAGE 29, 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.

FIRST INSERTION

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

**Case Number: 53-2024CA-003751-0000-00 SOUTHWEST BANK, N.A., a national banking association, Plaintiff, vs. ESTATE OF MICHAEL HAPPLE, SR., UNKNOWN SPOUSE OF MICHAEL HAPPLE, SR., UNKNOWN HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, OR TRUSTEES OF THE ESTATE OF MICHAEL HAPPLE, SR. DECEASED, RICHARD HAPPLE, surviving heir of MICHAEL HAPPLE, SR., CITRUS WOODS PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, Defendants.**  
 Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered August 20, 2024 and order rescheduling sale entered

February 20, 2025, in case number 53-2024CA-003751-0000-00 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SOUTHWEST BANK, N.A., a national banking association, as Plaintiff, and ESTATE OF MICHAEL HAPPLE, SR., UNKNOWN SPOUSE OF MICHAEL HAPPLE, SR., UNKNOWN HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, OR TRUSTEES OF THE ESTATE OF MICHAEL HAPPLE, SR. DECEASED, RICHARD HAPPLE, surviving heir of MICHAEL HAPPLE, SR., CITRUS WOODS PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, are Defendants, I will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m. on the 8th day of April, 2025, the following described real and personal property as set forth in said final judgment, to wit:  
 Lot 197, CITRUS WOODS ESTATES UNIT NUMBER THREE, according to map or plat thereof as recorded in Plat

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 25th 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  
 Digitally signed By: /s/ Zachary Ullman  
 2025.02.25 15:23:28-05'00'  
 FBN: 106751  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1100-983B  
 Feb. 28; Mar. 7, 2025 25-00351K

FIRST INSERTION

Book 64, Page 40 & 41 Public Records of Polk County, Florida, TOGETHER with 1981 Pres Mobile Home ID# 6846A&B35  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 Submitted by:  
 Krista Mahalak, Esquire  
 Peterson & Myers, P.A.  
 Post Office Drawer 7608  
 Winter Haven, Florida 33883-7608  
 Attorney for Plaintiff  
 Feb. 28; Mar. 7, 2025 25-00352K

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

**Business Observer**



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

V20878\_V22

--- ACTIONS / SALES ---

## 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.:**  
**2024CA-003385-0000-00**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**MICHAEL S. SCHNEIDER; TD**  
**BANK, N.A., SUCCESSOR IN**  
**INTEREST TO RIVERSIDE**  
**NATIONAL BANK; UNKNOWN**  
**SPOUSE OF MICHAEL S.**  
**SCHNEIDER; DOLORES L**  
**SCHNEIDER; 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](http://www.polk.realforeclose.com) at 10:00 AM on the 24 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

THE WEST 49 FEET OF LOT 20 AND ALL OF LOT 21, OF HILLS OF LAKE ELBERT, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
PROPERTY ADDRESS: 1476 AVENUE F NE, WINTER HAVEN, FL 33881

IF YOU ARE A PERSON CLAIM-

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

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

Dated this 24 day of 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](mailto:eservice@decubaslewis.com)  
24-01545  
Feb. 28; Mar. 7, 2025 25-00353K

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2024-CA-4350**

**MIDFLORIDA CREDIT UNION,**  
**Plaintiff, vs.**  
**AMANDA L. SAWTELLE, AS**  
**PERSONAL REPRESENTATIVE OF**  
**THE ESTATE OF JUDY ANN**  
**BROWN A/K/A JUDY BROWN;**  
**AMANDA L. SAWTELLE; BRYAN**  
**T.W. BROWN; TENANT #1;**  
**TENANT #2; BELMONT PARK**  
**HOMEOWNERS ASSOCIATION**  
**OF POLK COUNTY, INC.;**  
**KEYAREE N. ARNOLD; POLK**  
**COUNTY, A POLITICAL**  
**SUBDIVISION OF THE STATE OF**  
**FLORIDA; STATE OF FLORIDA;**  
**AND ANY AND ALL UNKNOWN**  
**PARTIES CLAIMING BY,**  
**THROUGH, AND UNDER, AND**  
**AGAINST THE HEREIN-NAMED**  
**DEFENDANTS WHO ARE NOT**  
**KNOWN TO BE DEAD OR ALIVE,**  
**WHETHER SAID UNKNOWN**  
**PARTIES MAY CLAIM AN**  
**INTEREST AS SPOUSES, HEIRS,**  
**DEWISEES, GRANTEEES, OR**  
**OTHER CLAIMANTS,**  
**Defendants.**

TO: KEYAREE N. ARNOLD AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEEES, OR OTHER CLAIMANTS

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida:  
Lot 13, BELMONT PARK, a

subdivision according to the plat thereof recorded in Plat Book 152, Pages 31 and 32, of the Public Records of Polk County, Florida.

Parcel Identification No.: 23-29-27-142002-000130  
Property Address: 5071 Belmont Park Lane, Mulberry, Florida 33860

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before March 31st, 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.

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 appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATE: 2-21-25  
STACY M. BUTTERFIELD  
Clerk of the Circuit Court  
(SEAL) By: /s/ Ashley Saunders  
Deputy Clerk

Gregory A. Sanoba, Esquire,  
422 South Florida Avenue,  
Lakeland, Florida 33801  
Feb. 28; Mar. 7, 2025 25-00353K

## FIRST INSERTION

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

**CASE NO.: 2023-CA-006882**  
**MCLP ASSET COMPANY, INC.,**  
**Plaintiff, v.**  
**LLOYD A. MCLEGGAN, et al.,**  
**Defendants.**

TO: LLOYD A. MCLEGGAN  
Last Known Address: 3605 Covington Ln, Lakeland, FL 33810  
LLOYD A. MCLEGGAN  
Last Known Address: 2101 Candis Rd, Plant City, FL 33565

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

Lot 1 in Block 16 of HAMPTON HILLS SOUTH PHASE 2, according to the Plat thereof, as recorded in Plat Book 140 at Page 1, of the Public Records of Polk County, Florida, including the buildings, appurtenances, and fixtures located thereon.  
Property Address: 3605 Covington Ln, Lakeland, FL 33810 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL

33431 on or before March 28th, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) 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.

WITNESS my hand and seal of this Court at Polk, Florida on this 19 day of February, 2025.

Stacy M. Butterfield  
POLK CLERK OF COURT  
POLK COUNTY CLERK OF COURT  
(SEAL) By: Ashley Saunders  
Deputy Clerk

HARRIS S. HOWARD, ESQ.,  
HOWARD LAW,  
Plaintiff's attorney,  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Feb. 28; Mar. 7, 2025 25-00340K



SUBSEQUENT INSERTIONS

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

SECOND 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 F.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

SECOND 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

SECOND 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

SECOND 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@straughtnturner.com  
Secondary E-Mail:  
ahall@straughtnturner.com  
February 21, 28, 2025 25-00314K

SECOND 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. Mangen  
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:  
MMangen@straughtnturner.com  
Secondary E-Mail:  
RStraughn@straughtnturner.com  
February 21, 28, 2025 25-00283K

SECOND 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  
Debarry, 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@awslaw.org  
February 21, 28, 2025 25-00278K

SECOND 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

SECOND 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:  
jrvera@hnh-law.com  
February 21, 28, 2025 25-00292K

SECOND 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

SECOND 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@mwillison.com  
Attorney for Personal Representative  
February 21, 28, 2025 25-00298K



Who benefits from legal notices?

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

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



## --- ESTATE / SALES ---

## SECOND 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 BY MERGER, 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](http://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

## SECOND 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](mailto:sws@scencilaw.com)  
 February 21, 28, 2025 25-00308K

## SECOND INSERTION

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

CIVIL DIVISION  
**Case No. 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](http://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  
 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

## SECOND 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](mailto:howard@finbergfirm.com)  
 February 21, 28, 2025 25-00312K

## SECOND 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](mailto:pierre@mommerscolombo.com)  
 SecondaryE-Mail:  
[sburke@mommerscolombo.com](mailto:sburke@mommerscolombo.com)  
 February 21, 28, 2025 25-00307K

## SECOND INSERTION

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

CIVIL DIVISION:

**CASE NO.: 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](http://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](mailto:eservice@decubaslewis.com)  
 24-01667  
 February 21, 28, 2025 25-00309K

## SECOND 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

## SECOND INSERTION

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

**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

## SECOND INSERTION

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

## SECOND 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](http://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](mailto:legal@businessobserverfl.com)

IV0250

**Business Observer**



--- SALES ---

SECOND 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

SECOND 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/ Christophal Hellewell  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal 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

SECOND INSERTION

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

SECOND INSERTION

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

**CASE NO.: 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

SECOND INSERTION

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

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

SECOND 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:

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





## --- SALES / ACTIONS ---

## FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA**CASE NO.: 2024-CA-4686**  
**S&K BIMINI BAY HOLDINGS LLC,**  
**Plaintiff, v.**  
**EDITHA REROMA ABELLA,**  
**Defendant.**To: EDITHA REROMA ABELLA  
YOU ARE HEREBY NOTIFIED that  
an action to Quiet Title to real property  
described as:POINCIANA NEIGHBOR-  
HOOD 5 VILLAGE 7 PB 53 PGS  
19/28 BLK 1108 LOT 10 More  
commonly known as: Michigan  
Dr., Poinciana, FL 34759has been filed by Plaintiff, S&K BIMINI  
BAY HOLDINGS LLC, and you are re-  
quired 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 judg-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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.Witness my hand and 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

## THIRD INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA**CASE NO. 2024SC-011972-000LK**  
**SARA ALSHATTI**  
**Plaintiff, v.****ALBERTO GARCIA,**  
**Defendant.****NOTICE OF ACTION**  
TO: ALBERTO GARCIA  
5996 HIGH GLEN DRIVE  
LAKELAND, FL 33813YOU ARE HEREBY NOTIFIED that  
an action for BREACH OF CONTRACT  
has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to the Complaint on the  
undersigned, who is the Plaintiff and  
is self-represented, and whose address  
is 4798 S Florida Ave #158, Lakeland,  
FL 33813 within 30 days after the first  
publication of this notice, and to file  
the original with the Clerk of this Court  
at 930 E. PARKER ST, LAKELAND,  
FL 33801, Polk County, Florida, either  
before service on the Plaintiff or im-  
mediately thereafter. If you fail to do so, adefault will be entered against you for  
the relief demanded in the Complaint  
or petition.Plaintiff:  
Sara Alshatti  
4798 S. Florida Ave #158  
Lakeland, FL 33813IMPORTANT: If you are a person  
with a disability who needs any accom-  
modation in order to participate in this  
proceeding, you are entitled, at no cost  
to you, to the provision of certain as-  
sistance. Please contact the Court Ad-  
ministrator'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

## THIRD 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 95210-4306YOU 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, ac-  
cording to the map or plat there-  
of, as recorded in Plat Book 52,  
Page(s) 19 through 31, inclusive,  
of the Public Records of Polk  
County, Florida. a/k/a 618 Kan-  
garoo 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'sattorney, whose address is 4767 New  
Broad Street, Orlando, FL 32814, tele-  
phone number (407) 514-2692, on or  
before March 17, 2025, and file the ori-  
ginal 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

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

## FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND  
FOR POLK COUNTY, FLORIDA**CASE No.: 2025CA00058000000**  
**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 oth-  
ers 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 Ad-  
dition 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, tele-  
phone number (407) 514-2692, on orbefore March 3, 2025, and file the ori-  
ginal 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 petitionIf 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 Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

DATED this 24 day of January 2025.

Stacy M. Butterfield

Clerk of the Circuit Court

(SEAL) By: /s/ Asuncion Nieves

As Deputy Clerk

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

## SECOND INSERTION

**NOTICE OF ACTION/  
CONSTRUCTIVE SERVICE  
NOTICE BY PUBLICATION**IN THE CIRCUIT COURT 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 HAZ-  
ZEL PIPPIN, if anyLast Known Address: 238 Cesara Es-  
tates Loop, Mulberry FL 33860

Current Address: Unknown

TO: THE UNKNOWN HEIRS OF AL-  
VIN PORTER PIPPIN, if anyLast Known Address: 238 Cesara Es-  
tates 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 Man-  
ganelli, Leider & Savio, P.A., Plaintiff's  
attorney, whose address is 1900 NW  
Corporate Blvd., Ste. 200W, Boca Ra-  
ton, FL 33431 and whose email addressis: 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 immedi-  
ately 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.WITNESS my hand and seal of the  
Court 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

## SECOND 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 33897UNKNOWN SPOUSE OF ANNIE  
HENDERSON  
4614 Pilling Street  
Philadelphia, PA 19124If alive, and if dead, all parties claiming  
interest by, through, under or against  
UNKNOWN SPOUSE OF ANNIE  
HENDERSON, and all parties hav-  
ing 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 home-  
owner association assessment lien has  
been filed on the following described  
property:Unit 5304, Bahama Bay, a con-  
dominium, according to the Decla-  
ration of condominium recorded in  
Official Records Book 5169,  
Page 1306, and any amendments  
file thereto, Public Records of  
Polk County, FloridaProperty Address: 316 Lucaya  
Loop, Davenport, FL 33897has 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 Plain-  
tiff's attorney or immediately thereaf-  
ter; otherwise a default will be entered  
against you for the relief demanded in  
the complaint.A copy of this Notice of Action, Com-  
plaint, and Lis Pendens were sent to  
the defendant(s) and addresses named  
above.AMERICANS WITH DISABILI-  
TIES ACT. If you are a person with a  
disability who needs any accommo-  
dation in order to participate in this  
proceeding, you are entitled, at no cost  
to you, to the provision of certain as-  
sistance. Please contact the Office of the  
Court Administrator, 255 N. Broadway  
Avenue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711This 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

## SECOND 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 33897ANNIE HENDERSON  
4614 Pilling Street  
Philadelphia, PA 19124If 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 home-  
owner association assessment lien has  
been filed on the following described  
property:Unit 5304, Bahama Bay, a con-  
dominium, according to the Decla-  
ration 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 33897has 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, FL32803 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 Plain-  
tiff's attorney or immediately thereaf-  
ter; otherwise a default will be entered  
against you for the relief demanded in  
the complaint.A copy of this Notice of Action, Com-  
plaint, and Lis Pendens were sent to  
the defendant(s) and addresses named  
above.AMERICANS WITH DISABILI-  
TIES ACT. If you are a person with a  
disability who needs any accommo-  
dation in order to participate in this  
proceeding, you are entitled, at no cost  
to you, to the provision of certain as-  
sistance. Please contact the Office of the  
Court Administrator, 255 N. Broadway  
Avenue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711This 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

## SECOND 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 HOMEOWN-  
ERS 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, Flori-  
da 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 PROCEED-  
ING, 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 BE-  
FORE YOUR SCHEDULED COURT  
APPEARANCE OR IMMEDIATELY  
UPON RECEIVING THIS NOTIFICA-  
TION IF THE TIME BEFORE THE  
SCHEDULE APPEARANCE IS LESS  
THAN 7 DAYS; IF YOU ARE HEAR-  
ING 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

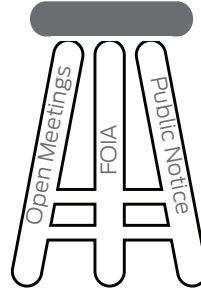
## SECOND INSERTION

**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. 2024CA004328000000**  
**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE****FOR AMERIQUEST MORTGAGE  
SECURITIES INC., ASSET-  
BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2004-Rs,****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 fore-  
closed herein.YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on the  
following property:LOT 51, OF VILLAGE ES-  
TATES, UNIT NO. 2, ACCORD-  
ING 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 writ-  
ten defenses, if any, to it on counsel for  
Plaintiff, whose address is 6409 Con-  
gress Avenue, Suite 100, Boca Raton,Florida 33487 on or before March 24,  
2025, (30 days from Date of First Pub-  
lication of this Notice) and file the ori-  
ginal with the clerk of this court either  
before service on Plaintiff's attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the complaint or  
petition filed herein.If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Office of the Court Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830,



# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

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

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





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

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

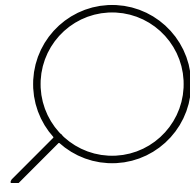


### Citizens continue to learn about vital civic matters from newspaper notices.

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

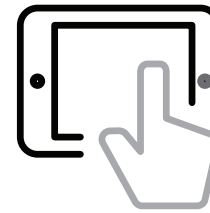
### Verifying publication is difficult-to-impossible on the web.

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



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

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



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

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

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

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



### Types Of Public Notices

#### Citizen Participation Notices

- Government Meetings and Hearings
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