# **Public Notices**



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\*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\* PAGE 17

MARCH 7 - MARCH 13, 2025

# POLK COUNTY LEGAL NOTICES

## FIRST INSERTION

NOTICE OF MEETING OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Monday, March 24, 2025 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the meeting.

Additional information regarding this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: http:// lakeashton2cdd.com, by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may prop-erly come before it. Members of the Public may submit questions and comments to the District Manager at jgreenwood@gms-tampa.com by Thursday, March 20th at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted above.

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

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jason Greenwood, District Manager March 7, 2025

25-00358K

#### FIRST INSERTION LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

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

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

CROSSING COMMUNITY DEVELOPMENT DISTRI **REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES** 

The Peace Crossing Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for two additional optional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Lake Wales, Florida, and has an annual operating budget of approximately \$86,290. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.

--- PUBLIC SALES ----

## FIRST INSERTION

SOLTERRA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC WORKSHOP FOR FISCAL YEAR 2025

Notice is hereby given that the Board of Supervisors ("Board") of the Solterra Community Development District ("District") will hold a public workshop of the District on Microsoft Teams at [https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting (Meeting ID: 256 851 652 309, Passcode: JM3gu7J8] on the third Thursday of every month at 6:00 p.m., unless otherwise indicated as follows:

> March 20, 2025 April 17, 2025 May 15, 2025 June 19, 2025 July 17, 2025 August 21, 2025 September 18, 2025

Members of the public may also attend the public workshops in person at the Solt-erra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837. The purpose of the public workshops is to discuss ongoing matters of the District.

The public workshops are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public workshops may be continued to a date, time, and place to be specified on the record at such public workshop. There may be occasions when Board Supervisors or Dis-trict staff may participate by speaker telephone.

Any person requiring special accommodations at the public workshops because of a disability or physical impairment should contact the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 23746; Phone: (321) 263-0132 ("District Manager's Office") at least three (3) business days prior to the public workshop and Board meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's

No Board decisions shall be made at the public workshop. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter considered at the public workshops is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Barry Jeskewich District Manager March 7, 2025

> FIRST INSERTION NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE WEDGEWOOD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Wedgewood Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 103.878 acres, generally located south of Lake Gibson, east of US Highway 98 North, and north and west of Interstate 4, entirely within the City of Lakeland, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/ people to the District Board of Supervisors ("Board", and individually, "Supervisor").

DATE:	April 1, 2025
TIME:	11:00 A.M.
PLACE:	5137 South Lakeland Drive, Suite 3
	Lakeland, Florida 33813

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request by contacting the office of the District Manager. Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; Ph: (561) 571-0010 ("District Manager's Office"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote respect thereto. Platted lots shall be counted individually and rounded up to earest whole acre. The acreage of platted lots shall not be aggregated for deterig the number of voting units held by a landowner or a landowner's proxy. At ndowners' meeting the landowners shall select a person to serve as the meeting and who shall conduct the meeting.

landowners' meeting is open to the public and will be conducted in accorwith the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office

Any person requiring special accommodations to participate in the meeting is asked to contact the District Office at (561) 571-0010, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida 1-1 or (800) 955-8770 for aid in contacting the District Offic Relay Service at 7

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE GRENELEFE COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given to the public and all landowners within the Grenelefe Com-

FIRST INSERTION

munity Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 543.19 acres, located south of Marion Road and southwest of W. Lake Marion Road, entirely within Polk County, Florida, advising that a meeting of landowners will be held for ("Board", and individually, "Supervisor").

DATE:	April 1, 2025
TIME:	11:00 A.M.
PLACE:	5137 South Lakeland Drive, Suite 3
	Lakeland, Florida 33813

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request by contacting the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; Ph: (561) 571-0010 ("District Manager's Office"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Office at (561) 571-0010, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

District Manager March 7, 14, 2025

25-00377K

#### FIRST INSERTION STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF ISSUANCE OF

APPROVAL OF SOIL MANAGEMENT/REMEDIAL ACTION PLAN

25-00382K

The Florida Department of Environmental Protection (FDEP) gives notice of the issuance of a Soil Management (SMP)/Remedial Action Plan (RAP) Approval Order (Order) for cleanup of the contaminated site known as Vigoro Industries (Former) a/k/a US Fertilizer Site, 2121 Third St SW, Winter Haven, Polk County, Florida, FDEP Facility ID BF531001001, ERIC\_13345, OGC No. 88-0899 (the Property). The Order confirms that the FDEP has approved a SMP/RAP for a portion of the site consisting of the Property, and that the SMP/RAP meets the requirements of Chapter 62-780, FAC, for site rehabilitation.

The files associated with the Order is available for public inspection during normal business hours 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays at FDEP, 13051 N. Telecom Parkway, Suite #101, Temple Terrace, FL 33637, attention: John R. Sego, P.G., John.R.Sego@FloridaDEP.gov or online at http:// depedms.dep.state.fl.us/Oculus/servlet/login, Facility identification: ERIC\_13345.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) in accordance with Sections 120.569 and 120.57, FS. The petition must be received by the Agency Clerk, Department of Environmental Protection, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency\_Clerk@FloridaDEP.gov within 21 days of the publication of this notice.

The failure of any person to file a petition for an administrative hearing within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, FS.

8857457.1 Iarch 7, 2025		25-00384K
	FIRST INSERTION	

NOTICE OF PUBLIC SALE and all other personal property located

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

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

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Peace Crossing Community Development District." Proposals must be received by 12:00 p.m. on March 14, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

#### District Manager March 7, 2025

25-00383K

#### FIRST INSERTION

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 26th day of March 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Smith, Coletta Y. Beds, Furniture, Tote; Brown, Herbert Wholesale Items, Furniture, Misc Sale is subject to cancellation in the event of settlement between owner and obligated party. March 7, 14, 2025 25-00362K

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

District Manager March 7, 14, 2025

25-00381K

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#### FIRST INSERTION

ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 26th day of March 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage,

2008 Olive St. Lakeland, FL, 33815. King, Debra Vacuum, Tire, Toolbox, Hamper; Whitehurst, Winton Dolly, Paint Cans, Ladder, Cooler, Furniture, Williamson, Alex Beds, Bed Misc; Frame; Bristol, Cheyna Printer, Plastic Drawers, Comforters, Fan, Kids Items, Misc; Williamson, Alex TVs, Furniture, Ladders, Fans, Car Seat, Painting, Misc Sale is subject to cancellation in the event of settlement between owner and obligated party.

March 7, 14, 2025 25-00361K

#### FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 26th day of March 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is

located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Light, Krystal Clothes, Hamper, Box, Clothes Baskets, Shoes; Florestal, Anthony Grill, Machine, Boxes; Brumfield, Amya Beds, Kids Toys, Desk, Boxes, Baskets, Clothes, Bags, Suitcase, Bed Frame, Misc Sale is subject to cancellation in the event of settlement between owner and obligated party. 25-00360K

March 7, 14, 2025

The following personal property of DON RAMERO CANADY, if deceased any unknown heirs or assigns, will, on March 20, 2025, at 1:00 p.m., at 6181 Scenic View Street, Lot #15, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1981 SHER MOBILE HOME, VIN: 13003866A, TITLE NO.: 0019558070, and VIN: 13003866B

TITLE NO.: 0019558071

Notice Of Public Sale

Jose Ricardo Burgos Polo will on March

31, 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

1986 SAND Mobile Home,

Statutes Section 715.109:

The following personal property of:

therein, and 2003 KIA SPECTRA 4 DOOR, VIN: KNAFB121335217773, TITLE NO.: 0088567516 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#25059-932) March 7, 14, 2025 25-00394K

#### FIRST INSERTION

VIN	FLFL2A	F377	7906262/		
FLFL2I	3F3779062	262,	TITLE		
42981427/42981421					
And all other personal property					
located therein					
Prepared by Tracy McDuffie,					
	press Street	,			
Tampa, FL					
March 7, 1	4,2025		25-00359K		

#### 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 28th 2025 @ 10:00 AM at each individual repair facility. 40410 2017 Chevrolet VIN#: 1GNSCHKC8HR152418 Repair Facility: Florida General Mechanic & Transmission Inc 2400 Avenue G NW Winter Haven 863-299-9394 Lien Amt \$8.62525-00363K March 7, 2025

ER BARRED.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 33.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

A Personal Representative or Cura-tor has no duty to discover whether any

property held at the time of the Dece-

dent's death by the Decedent or the De-

cedent'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 speci-

Notice is: March 7, 2025. Personal Representative:

The date of first publication of this

John Warren Jones

1928 Belmont Rd NW

Washington DC 20009

Attorney for Personal Representative:

contact@nathandoughertylaw.com

25-00374K

Nathan Dougherty, Esquire Florida Bar No. 118632

fied under s. 732.2211.

DATE OF DEATH IS BARRED.

## **POLK COUNTY**

#### --- ESTATE ----

FIRST INSERTION

#### FIRST INSERTION NOTICE.

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2025 CP 633 IN RE: ESTATE OF JOAN BEVERLY TOWNSHEND

#### Deceased.

The administration of the Estate of Joan Beverly Townshend, deceased, File Number 2025 CP 633, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 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 de-mands against Decedent's estate, on whom a copy of this notice is required to be served, must tile their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

#### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP0003110000XX IN RE: ESTATE DANIEL JAMES SAUNDERS,

deceased. The administration of the estate of Daniel James Saunders, deceased, whose date of death was December 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and

other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 Com-munity Property Rights at Death Act

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000168 **Division Probate** IN RE: ESTATE OF ERANA J. BUTLER Deceased.

The administration of the estate of Erana J. Butler, deceased, whose date of death was September 25, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

# as described in ss. 732.216-732.228,

P.O. Box 380984

Email:

Murdock, FL 33938

Tel: (941) 270-4489

March 7, 14, 2025

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 7, 2025. **Personal Representative:** 

#### Cynthia Johnston 10 Thirteen Mile Rd. Marion, Michigan 49665

Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd floor Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (1-800) 809-1774 E-Mail: andy@ponnocklaw.com 25-00367K March 7, 14, 2025

#### FIRST INSERTION

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.

#### 53-2025-CP-000589-0000-XX Division 14 IN RE: ESTATE OF BARBARA ANN GOODSON TEISINGER

#### Deceased.

The administration of the estate of Bar-bara Ann Goodson Teisinger, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-000509

IN RE: ESTATE OF

BARBARA ANNE CAREY,

Deceased.

The administration of the estate of

BARBARA ANNE CAREY, deceased,

whose date of death was January 4,

2024, is pending in the Circuit Court

for Polk County, Florida, Probate Di-vision, the address of which is 255 N.

below.

NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 7, 2025. Personal Representative:

Gary E. Goodson 10104 Thousand Oaks Circle Tallahassee, Florida 32309 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive

Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com March 7, 14, 2025 25-00366K

FIRST INSERTION 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 speci-

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is: March 7, 2025. SHAWN STEPHENSON **Personal Representative** 

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-003213-0000-XX Division 14 IN RE: ESTATE OF NANCY ZIMNY PLUNKETT

Deceased. The administration of the estate of Nancy Zimny Plunkett, deceased, whose date of death was July 3, 2024, is pending in the Circuit Court for

THE FIRST PUBLICATION OF THIS

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.

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

ALL CLAIMS NOT FILED WITHIN

PROBATE DIVISION File No. 25CP-164 **Division Probate** IN RE: ESTATE OF **RUTH L. WUORI** Deceased.

The administration of the estate of Ruth L. Wuori, deceased, whose date of

#### FIRST INSERTION Florida Statutes. NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

Case No. 2025CP0005820000XX

**Division:** Probate

IN RE: ESTATE OF

ROBERT C. ESTUPINAN

The administration of the Estate of

Robert C. Estupinan, deceased, whose

date of death was October 4, 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 Representa-

tive and the Personal Representative's

All creditors of the decedent and oth-

er 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

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 sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

creditor as specified under s. 732.2211,

unless a written demand is made by a

OF THIS NOTICE ON THEM.

attorney are set forth below.

Deceased.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 7, 2025.

Personal Representative: Amanda Mary Estupinan Personal Representative 440 Eunice Rd.

Lakeland, FL 33803 Attorney for Personal Representative: Daniel Medina, B.C.S., Attorney for Petitioner Florida Bar Number: 0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Avenue, Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754

E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com: linda@medinapa.com March 7, 14, 2025 25-00386K

All creditors of the estate of the

deceAll creditors of the estate of the

decedent and persons having claims

or demands against the estate of the

decedent 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. NOTWITH-STANDING ANY OTHER APPLI-

CABLE TIME PERIOD, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

Person Giving Notice:

Gary Willems, Trustee

410 Whelk Place

Mlbourne, Florida 32903

Attorney for Person Giving Notice:

The date of first publication of this

DEATH IS BARRED.

Notice is March 7, 2025.

Jeffrey R. Kuhns,

Florida Bar No. 96026 Forrest G. Miller,

Florida Bar No. 1028360

KUHNS LAW FIRM, PLLC

425 Cross Street, Ste. #312

Punta Gorda, Florida 33950

Telephone: (941) 205-8000/

forrest@kuhnslawfirm.com

E-Mail: jeff@kuhnslawfirm.com

Fax: (941) 205-8001

Secondary E-Mail

March 7, 14, 2025

FIRST INSERTION

FIRST INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-4697 **Division Probate** IN RE: ESTATE OF NANCY MIKILIA A/K/A NANCY E. MIKILIA A/K/A NANCY EILEEN MIKILIA

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 Nancy Mikilia a/k/a Nancy E. Mikilia a/k/a Nancy Eileen Mikilia, deceased, File Number 2023-CP-4697, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830; that the decedent's date of death was October 23, 2023; that the total value of the estate is \$15,270.33 and that the names and addresses of those to whom it has been assigned by such order are: Gary Willems as Trustee of the

Nancy E. Mikilia Revocable Trust originally dated July 17, 2021 410 Whelk Place

Melbourne, FL 32903 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

25-00380K

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH N FLORIDA STATITES TION 733.702 WILL BE FOREVER BARRED.

Broadway Avenue, Bartow, FL 33830. The names and addresses of the per-NOTWITHSTANDING THE TIME sonal representative and the personal representative's attorney are set forth All creditors of the decedent and oth-The date of first publication of this er 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 601 Hickory Hammock Road Lake Wales, FL 33859 court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF Robert D. Hines, Esq. THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. All other creditors of the decedent 1312 W. Fletcher Avenue, and other persons having claims or de-Suite B Tampa, FL 33612 mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

Telephone: 813-265-0100 Email: rhines@hnh-law.com

Secondary Email: jrivera@hnh-law.com

The personal representative has no 25-00376K March 7, 14, 2025

Disposition of Community Property

All other creditors of the decedent

NOTICE.

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

death was September 29, 2024, is penduit Court for Polk ng in the Cir

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 Com-munity 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

но**w** то

**PUBLISH YOUR** 

IN THE

BUSINESS OBSERVER

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

Personal Representative: Signed by: Christopher Butler Christopher E. Butler 1708 Robin St. Auburndale, Fl. 33823

Attorney for Personal Representative: DocuSigned by: Kimberly Muenter Kimberly K. Muenter, Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: kmuenter@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com March 7, 14, 2025 25-00391K

Polk County, Florida, Pro the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or de-mands 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any prop-erty held at the time of the decedent's death by the decedent or the decedent's surviving spouse is prop-erty to which the Florida Uniform

PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 7, 2025.

**Personal Representative:** Thomas F. Plunkett 6172 Riverlake Boulevard Bartow, Florida 33830 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com March 7, 14, 2025 25-00375K



Florida, Probate Division, the address of which is Post Office Drawer 9000, 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,

auction pursuant to F.S. 715.109: A

1972 BUDD mobile home bearing Ve-

hicle Identification Number BF3969F,

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 March 7, 2025.

#### **Personal Representative:** Laurie B. Pshenishny

24 Faucett Lane Pittsfield, Massachusetts 01201 Attorney for Personal Representative: Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com March 7, 14, 2025 25-00390K

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

#### FIRST INSERTION NOTICE OF PUBLIC SALE and all personal items located inside the mobile home. Last Tenant: Shirley Notice is hereby given that 03/21/2025, at 10:30 a.m., the following property will be sold at public

Elaine West. Sale to be held at: Minerva Mobile Home Park, 2800 U.S. Highway 17/92 West, Haines City, Florida 33844, (863) 204-8198. March 7, 14, 2025 25-00396K

FIRST INSERTION

## --- ESTATE / PUBLIC SALES / SALES ---

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25CP-462 **Division Probate** IN RE: ESTATE OF **RAY POOLE** 

#### Deceased.

The administration of the estate of Ray Poole, deceased, whose date of death was November 19, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, 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 otherAll 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 Com-munity Property Rights at Death Act as described in ss. 732.216-732.228,

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25CP-460 **Division Probate** IN RE: ESTATE OF LARRY BOOK Deceased.

The administration of the estate of Larry Book, deceased, whose date of death was November 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000. 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 de-mands 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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,

#### NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024CA002443000000 ADVANCIAL FEDERAL CREDIT UNION,

Plaintiff, vs COLIN NEALE COUPER A/K/A COLIN COUPER A/K/A COLIN N COUPER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 7, 2025. Personal Representative:

#### Raymond L. Poole 25 Villagrande Blvd. Fort Thomas, Kentucky 41075 Attorney for Personal Representative: Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L.

123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.comSecondary E-Mail: tami@stonelawgroupfl.com March 7, 14, 2025 25-00388K

FIRST INSERTION

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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 7, 2025.

#### **Personal Representative:** Chuck Handy

269 Siberian Cypress Circle Winter Haven, Florida 33881 Attorney for Personal Representative: Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.comMarch 7, 14, 2025 25-00389K

## FIRST INSERTION

Final Judgment, to-wit: Lot 108, Balmoral Estates Phase 2, according to the map or plat thereof as recorded in Plat Book 164, Page 1, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2019CA001736000000 WELLS FARGO BANK, N.A., AS

TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-RFC1, ASSET-BACKED PASS-THROUGH

CERTIFICATES,

Plaintiff, vs. ANNETTE REVES BURNSED: RICKIE H BURNSED; WELLINGTON HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; **UNKNOWN TENANT #2 IN** POSSESSION OF THE PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed January 28, 2025 and entered in Case No. 2019CA001736000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates is Plaintiff and ANNETTE REYES BURNSED; RICKIE H BURNSED; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TEN-ANT #2 IN POSSESSION OF THE PROPERTY; WELLINGTON HOME-OWNERS ASSOCIATION OF POLK COUNTY, INC; are defendants. STA-CY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELEC-TRONIC SALE AT: WWW.POLK. REALFORECLOSE.COM, at 10:00 A.M., on March 31, 2025, the following

#### 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. 532024CA001120000000

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFA 2022-NQM2 TRUST, Plaintiff, vs. CHENXU CUI; SOLTERRA

RESORT HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered February 14, 2025 and entered in Case No. 532024CA001120000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein WILMINGTON SAV-INGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFA 2022-NQM2 TRUST is Plaintiff and CHENXU CUI; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; are defendants. STACY M. BUT-TERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORE-CLOSE.COM, at 10:00 A.M., on March 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 26, SOLTERRA PHASE

FIRST INSERTION described property as set forth in said

Final Judgment, to wit: LOT 61, BLOCK C, WELLING-TON PHASE II, ACCORDING

TO PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 106, PAGE(S) 24, 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.

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 appear-ance, 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 28th 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.: 22-00892 CMS V6.20190626

March 7, 14, 2025 25-00378K

#### 2B, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 173, PAGE(S) 38 THROUGH 43,OF THE PUBLIC RECORDS OF

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.

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.

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.: 24-00253 SM, LLC V6.20190626 March 7, 14, 2025

IN THE CIRCUIT COURT OF THE TENTH IUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA002087000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED **CERTIFICATES, SERIES** 2007-SD1,

NOTICE OF FORECLOSURE SALE

Plaintiff, v. BOBBIAN COOPER-REVES: JOSE **REYES; HOLLY HILL ESTATES** HOMEOWNERS ASSOCIATION, INC.; THE CLERK OF THE TENTH JUDICIAL CIRCUIT FOR POLK COUNTY, FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant.

NOTICE IS HEREBY GIVEN pursu-ant to a Final Judgment dated February 7, 2025 entered in Civil Case No. 2024CA002087000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff and BOBBIAN COOPER-REYES; JOSE REYES; HOLLY HILL ESTATES HOMEOWNERS ASSO-CIATION, INC.; THE CLERK OF THE TENTH JUDICIAL CIRCUIT FOR POLK COUNTY, FLORIDA are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale www.polk.realforeclose.com begin-

SPOUSE OF SANDRA I. VELEZ;

PARTNERS FEDERAL CREDIT

UNION: PATTERSON HEIGHTS

HOMEOWNERS ASSOCIATION,

INC.; ALL UNKNOWN PARTIES

THROUGH, UNDER OR AGAINST

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED;

NOTICE IS HEREBY GIVEN pur-

suant to an Order dated February

19. 2025 entered in Civil Case No

2020CA001102000000 in the Cir-

cuit Court of the 10th Judicial Cir-

cuit in and for Polk County, Florida,

wherein J.P. MORGAN MORTGAGE

ACQUISITION CORP., Plaintiff and

NESTOR F. VALLEJO-MORENO:

SANDRA I. VELEZ; PARTNERS FED-

ERAL CREDIT UNION; PATTERSON

HEIGHTS HOMEOWNERS ASSO-

CIATION, INC. are defendants, Stacy

M. Butterfield, Clerk of Court, will sell

the property at public sale at www.polk.

realforeclose.com beginning at 10:00

AM on March 26, 2025 the following

CLAIMING INTERESTS BY.

A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

UNKNOWN TENANT #1;

UNKNOWN TENANT #2,

Defendant(s).

ning at 10:00 AM on March 24, 2025 the following described property as set

forth in said Final Judgment, to-wit:. LOT 98, HOLLY HILL ES-TATES, IN PLAT BOOK 123, PAGE 27-29 OF THE PUBLIC RECORD OF POLK COUNTY, FLORIDA.

Property Address: 207 Vervain Avenue, Davenpoint, FL 33837 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED 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 Av-enue, 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 appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 2390.000146 March 7, 14, 2025 25-00370K

#### FIRST INSERTION

OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 135 PAGE 13 AND 14 PUBLIC RE-CORDS OF POLK COUNTY

FLORIDA. Property Address: 3471 Patter-son Heights Drive, Haines City, FL 33844

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED 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. Kelley Kronenberg

10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE POLK COUNTY, FLORIDA. 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020CA001102000000 J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, v. NESTOR F. VALLEJO-MORENO; This notice is provided pursuant to Administrative Order No.1-21.5. SANDRA I. VELEZ; UNKNOWN SPOUSE OF NESTOR F. VALLEJO-MORENO; UNKNOWN

Dated this 28th day of February 25-00379K

to a Summary Final Judgment of Foreclosure entered February 11, 2025 in Civil Case No. 2024CA002443000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein ADVANCIAL FEDERAL CREDIT UNION is Plaintiff and Colin Neale Couper a/k/a Colin Couper a/k/a Colin N Couper, et al., are Defendants, the Clerk of Court, STACY BUTTER-FIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of March, 2025 at 10:00 AM on the following described property as set forth in said Summary

Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10020FL March 7, 14, 2025 25-00397K

#### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 03/21/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1980 MANA mobile home bearing Vehicle Identification Number F0601115697, and all personal items located inside

the mobile home. Last Tenant: Brenda Kay Haynes a/k/a Brenda Hayes Venable, and Cynthia Kendall Spell, Sale to be held at: Minerva Mobile Home Park, 2800 U.S. Highway 17/92 West, Haines City, Florida 33844, (863) 204-8198. March 7, 14, 2025 25-00395K

#### FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of LIFESTYLE POOL AND SPA located at 4986 FOXGLOVE CIR in the City

of LAKELAND, Polk County, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of February, 2025. LIFESTYLE POOL AND SPA LLC March 7, 2025 25-00372K FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY GENERAL CIVIL DIVISION Case No.: 2024-CA-002010 RESERVE AT AVIANA HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JORGE FLAVIO CABEZAS CAICEDO: EVELYN XIOMAYRA

CHAVEZ ALVAREZ: UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession: SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

#### Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 7, 2025, entered in Case No. 2024-CA-002010, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein RESERVE AT AVIANA HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and JORGE FLAVIO CABEZAS CAICEDO, et al., are the Defendants, Stacy Butterfield, Clerk of Court of Polk County, will sell to the highest and best bidder for cash online via the internet at www.polk. realforeclose.com at 10:00 AM, on the 10th day of June, 2025, the following described property as set forth in said Final Judgment:

Lot 102, Reserve at Aviana, according to the map or plat there-of, as recorded in Plat Book 181, Page(s) 32, of the Public Records of Polk County, Florida. Parcel I.D. No.: 27-26-12-

703510-001020 a/k/a 285 MIRO DR

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

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

/s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos@zp-legal.com 25-00393K March 7, 14, 2025

described property as set forth in said Final Judgment, to-wit:. LOT 7 PATTERSON HEIGHTS ACCORDING TO THE MAP

FBN: 1039538 File No: CRF20004-JMV March 7, 14, 2025 25-00373K

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 25 CP 691 IN RE: ESTATE OF SIMONE MURIEL LACHANCE

#### Deceased.

The administration of the Estate of Simone Muriel Lachance, deceased, File Number 25 CP 691, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 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 de-mands against Decedent's estate, on whom a copy of this notice is required to be served, must tile 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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: March 7, 2025.

#### Personal Representative: Jeffrey M. Lachance

31 Pride Street Westbrook Maine 04092 Attorney for Personal Representative: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email contact@nathandoughertylaw.comMarch 7, 14, 2025 25-00387K

#### --- PUBLIC SALES ----

#### FIRST INSERTION

NOTICE OF CANCELLTION OF

PUBLIC SALE CANCELLED 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 NO LONGER be conducted at 110 Spirit Lake Winter Haven, Florida, at Road,

10:00 a.m., on March 17, 2025. The auction shall NO LONGER be in-person and all items will NOT be sold to the highest bidder for cash. Tenant: Florida Haul and Roll, LLC General description of the personproperty subject to public sale (CANCELLED) is as follows: 1. water tanks (50) 2. dumpsters (20) March 7, 2025 25-00398K

## SUBSEQUENT INSERTIONS

SECOND INSERTION

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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

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

#### THIRD INSERTION is: service@mls-pa.com, on or before

SECOND INSERTION

CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION

FOR POLK COUNTY, FLORIDA CASE NO. 2024CA002163000000

Plaintiff, vs. THE UNKNOWN HEIRS OF

Defendants.

ZEL PIPPIN, if any Last Known Address: 238 Cesara Es-

VIN PORTER PIPPIN, if any Last 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 Raton, FL 33431 and whose email address

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

before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and seal of the

Court this 12 day of Feb, 2025. STACY M. BUTTERFIELD, CPA

Clerk of the Court (Court Seal) By: /s/JK Deputy Clerk

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

25-00290K

26-28-17-

28 SOUTH, RANGE 26 EAST,

has been filed against you and you are

required to a copy of your written de-

fenses, if any, to it on Charles P. Gufford,

McCalla Raymer Leibert Pierce, LLC,

Clerk of the above- styled Court on or

before March 31, 2025 or 30 days from

the first publication, otherwise a Judg-

ment may be entered against you for the

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

Court on the day of FEB 21 2025.

McCalla Raymer Leibert Pierce, LLC,

WITNESS my hand and seal of said

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT

As Clerk of the Court

Deputy Clerk

25-00364K

(SEAL) BY: Asuncion Nieves

impaired, call 711.

Charles P. Gufford,

225 E. Robinson St.

Orlando, FL 32801

March 7, 14, 2025

Suite 155,

24-10700FL

relief demanded in the Complaint.

225 E. Robinson St. Suite 155, Orlando FL 32801 and file the original with the

POLK COUNTY, FLORIDA.

Parcel Number:

544500-050100.

--- ESTATE /ACTIONS / SALES ---

#### FIRST INSERTION

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

CASE NO. 2024-CA-004254 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COM-MERCIAL CAPITAL LOAN TRUST 2023-3, Plaintiff, vs.

UNIQUE ELITE BROTHERS II LLC, GERDA BIEN-AIME a/k/a GERDA BIEN AIME, STATE OF FLORIDA DEPARTMENT OF **REVENUE, UNKNOWN TENANT** IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2, Defendants.

To: GERDA BIEN-AIME a/k/a GER-DA BIEN AIME

1615 Pilchard Court

Poinciana, FL 34759 LAST KNOWN ADDRESS STATED.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK E, IDA LAKE SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 6, PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EX-CEPT RIGHT OF WAY FOR STATE ROAD 555 AS TO LOT 1, ALL LYING AND BEING IN SECTION 17, TOWNSHIP

## FIRST INSERTION

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2023CA004892000000 U.S BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.

FRALEGE GROUP INC., et al. Defendant(s).

TO:FRALEGE GROUP INC.,

whose last known business address is: 459 DANUBE DRIVE, KISSIMMEE, FL 34759

THE CORPORATION IS HEREBY NOTIFIED that an action to foreclose

a mortgage on the following property: LOT 11, BLOCK 1145, POIN-CIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 53, PAGES 19 THROUH

28, INCLUSIVE, OF THE 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 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 3/31/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

(2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 21 day of February, 2025.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND

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

SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 24-218551 March 7, 14, 2025 25-00392K

FIRST INSERTION

property as set forth in said Summary Final Judgment, to-wit: UNIT 346, TROPICANA RE-SORT, A CONDOMINIUM

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO

(SEAL) BY: Asuncion Nieves

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-004419-0000-00 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. DAVID OLUDARE OJELABI;

MARBELLA AT DAVENPORT HOMEOWNERS' ASSOCIATION, INC.: CATHERINE BOLANLE OJELABI; 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 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 27 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 142, MARBELLA AT DAV-ENPORT, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 125 MALAGA AVENUE, DAVEN-PORT, FL 33837 IF YOU ARE A PERSON CLAIM-

#### FIRST INSERTION

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

CASE NO. 2022CA00246000000 MCLP ASSET COMPANY, INC., Plaintiff, vs. MICHAEL C. PHILLIPS A/K/A MICHAEL CARL PHILLIPS:

TIFFANY C. PHILLIPS A/K/A TIFFANY CHRISTINE PHILLIPS; **UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2;** and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judg-ment of foreclosure dated September 26, 2023 and an Order Resetting Sale dated February 12, 2025 and entered in Case No. 2022CA002460000000 of the Circuit Court in and for Polk County, Florida, wherein MCLP ASSET COM-PANY, INC. is Plaintiff and MICHAEL C. PHILLIPS A/K/A MICHAEL CARL PHILLIPS: TIFFANY C. PHILLIPS A/K/A TIFFANY CHRISTINE PHIL-LIPS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on March 19, 2025 , the following

LOT 74, OAKRIDGE ESTATES PHASE 8, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF POLK

ING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS

If you are a person with a disability

who needs assistance in order to par-

ticipate 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 Re-

lay Service), as much in advance of your

court appearance or visit to the court-

house as possible. Please be prepared to explain your functional limitations

and suggest an auxiliary aid or service

that you believe will enable you to effec-

tively participate in the court program

Dated this 24 day of February 2025. By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

Bar Number: 93156

25-00365K

or service.

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

eservice@decubaslewis.com

R. JUD. ADMIN 2.516

March 7, 14, 2025

24-02853

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

MAY CLAIM THE SURPLUS.

COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-

ED HEREIN. In accordance with the Americans with Disabilities Act of 1990, if you are a person who needs any 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 at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or

Florida Relay Service 711. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED 2/26/2025 By: /s Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252

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.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

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-

# NOTICE OF ACTION/

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

VANDERBILT MORTGAGE AND FINANCE, INC.

## HAZEL PIPPIN; et al.,

TO: THE UNKNOWN HEIRS OF HA-

tates Loop, Mulberry FL 33860 Current Address: Unknown TO: THE UNKNOWN HEIRS OF AL-

COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2023CA005768000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAYVIEW FINANCIAL MORTGAGE PASS-THROUGH TRUST 2006-B, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-B. Plaintiff. vs. TROPICANA RESORT CONDOMINIUM ASSOCIATION, INC., et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 10, 2025 in Civil Case No. 2023CA005768000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE FOR BAYVIEW FINANCIAL MORTGAGE PASS-THROUGH TRUST 2006-B, MORT-GAGE PASS-THROUGH CERTIFI-CATES, SERIES 2006-B is Plaintiff and Tropicana Resort Condominium Association, Inc., et al., are Defendants, the Clerk of Court, STACY BUTTER-FIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45. Florida Statutes on the 27th day of March, 2025 at 10:00 AM on the following described ACCORDING TO THE DEC-LARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4020, PAGE 274, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS THERETO.

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. Bv: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-05882FL March 7, 14, 2025 25-00369K

described property as set forth in said Order or Final Judgment, to-wit:

Service E-mail: answers@dallegal.com 1491-183806 / TM1

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-2417 **Division Probate** IN RE: ESTATE OF STEVEN BOYD KING a/k/a STEVEN B. KING Deceased.

The administration of the Estate of Steven Boyd King, deceased, whose date of death was May 12, 2023, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent

25-00368K March 7, 14, 2025 and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 7, 2025. **Personal Representative:** Arlene F. King

3621 Via Monte Napoleone Drive Kissimmee, Florida 34759 ey for Personal Representative: Atto

Daniel Henderson E-mail Addresses: dan@hendersonsachs.com, michael@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs, P.A. 8240 Exchange Drive, Suite C6 Orlando, Florida 32809 Telephone: (407) 850-2500 March 7, 14, 2025 25-00385K

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.

NOTICE TO CREDITORS

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 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

#### --- SALES / PUBLIC SALES ----

#### 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 CAPI-TAL 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 12°51'18" East, feet; thence South 511.84 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 South 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.

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 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 Begin-ning of this description; thence continue South 00°24'33" East, along the East line or said North-east Quarter of the Northwest Quarter, a distance of 547.74 feet to a point on the Northerly right-of-way line erf State Road 544, said point being on a nontangential curve concave to the Northwest, said curve having a radius of 2824.79 feet, a central angle of 08°08'38", a chord dis-tance 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-ofway 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 nontangential curve concave to the Northwest, said curve having a radius of 633.54 feet, a central angle of 11°0622", 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 erf said asphalt pavement, 344.86 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 EX-CEPT: That part of Government Lots

#### 3 and 14, In Section 5, Township 28 South, Range 27 East, Polk County, Florida lying within

### SECOND INSERTION

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 con-veyed 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 Southeasterly 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 bear ing 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  $76^{\circ}39'13''$  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  $46^{\circ}02'07$ " 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 Northwesterly 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 centra! 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 curva-ture 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 Tact 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 erf 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 South-easterly 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  $29^{\circ}03'59$ " East, a distance of 70.88 feet; (6) thence North  $60^{\circ}55'26$ " 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  $NO0^{\circ}16'40$ " 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 Southerly 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 fed 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.

#### SECOND 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 HOMEOWN-ERS ASSOCIATION, INC., the Plaintiff and FREDERICK FLOYD BUL-LARD 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, 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, Esg. 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

## SECOND 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

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

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 South 31°25'00" East, 500.00 feet; thence North

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 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



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

#### SECOND 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 JEFR 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

HOW TO PUBLISH YOUR LEGAL NOTICE CALL 941-906-9386 and select the appropriate County OR E-MAIL /erfl. Busine

#### --- PUBLIC SALES ---

## SECOND INSERTION

Notice Of Public Sale The following personal property of:

Jose Cruz Juarez 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

--- ESTATE ----

#### SECOND 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 de-mands 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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,

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 de-mands 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 25-00339K Feb. 28; Mar. 7, 2025

#### SECOND INSERTION

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 de-cedent'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

#### SECOND INSERTION

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

# **POLK COUNTY**

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

and OZNI H. MALONEY,

Trustee of the FL-2308 Land Trust,

Plaintiff, v. NIEHSIA M. GILMORE-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. MALO-

NEY are the Defendants. The Clerk of

the Court, Stacey M. Butterfield, will

sell to the highest bidder for cash at

www.polk.realforeclose.com on March

18. 2025 at 10:00 a.m. the following de-

Lot 7, Southern Dunes Estates

Phase One, according to the map

or plat thereof as recorded in Plat

scribed real property:

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

#### SECOND INSERTION

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. Broad-way 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

NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024SC-011972-000LK SARA ALSHATTI Plaintiff. v. ALBERTO GARCIA, Defendant. NOTICE OF ACTION TO: ALBERTO GARCIA 5996 HIGH GLEN DRIVE LAKELAND, FL 33813 YOU ARE HEREBY NOTIFIED that an action for BREACH OF CONTRACT has been filed against you and you are required to serve a copy of your written defenses, if any, to the Complaint on the undersigned, who is the Plaintiff and is self-represented, and whose address is 4798 S Florida Ave #158, Lakeland, FL 33813 within 30 days after the first publication of this notice, and to file the original with the Clerk of this Court

at 930 E. PARKER ST. LAKELAND,

FL 33801, Polk County, Florida, either

before service on the Plaintiff or imme-

diately thereafter. If you fail to do so, a

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 Broad-

way, Bartow, Florida 33830. The names

and addresses of the Co-Personal

Representatives and the Co-Personal

Representatives' attorney are set forth

All creditors of the Decedent and

other persons having claims or de-mands 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 AF-

TER THE DATE OF SERVICE OF A

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 WITH-

COPY OF THIS NOTICE ON THEM.

below.

FOURTH INSERTION default will be entered against you for the relief demanded in the Complaint or petition. Plaintiff: Sara Alshatti 4798 S. Florida Ave #158 Lakeland, FL 33813 IMPORTANT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain 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

SECOND 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 SEC-TION 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

#### SECOND INSERTION ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST

10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:

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

Defendants. NOTICE IS HEREBY GIVEN pursuant

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 THERE-OF, RECORDED IN PLAT BOOK 45, PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1476 AVENUE F NE, WINTER HA-VEN, FL 33881 IF YOU ARE A PERSON CLAIM-

#### NOTICE OF ACTION IN THE CIRDUIT 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, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.

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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

CASE NO.: 2024CA-003385-0000-00 TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

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

#### SECOND INSERTION

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, Bar-tow, 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 25-00335K

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

who needs assistance in order to par-

ticipate 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 Re-

lay Service), as much in advance of your

court appearance or visit to the court-

house as possible. Please be prepared

to explain your functional limitations

and suggest an auxiliary aid or service

that you believe will enable you to effec-

tively participate in the court program

Dated this 24 day of February 2025.

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

Bar Number: 93156

25-00353K

or service.

Submitted by:

PO Box 5026

24-01545

De Cubas & Lewis, P.A.

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

eservice@decubaslewis.com

R. JUD. ADMIN 2.516

Feb. 28; Mar. 7, 2025

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

If you are a person with a disability

MAY CLAIM THE SURPLUS.

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

NOTICE TO CREDITORS

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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 Trial

Kissimmee, Florida 34744 Attorney for Personal Representative: Beth K. Roland, Esquire Florida Bar Number: 103674 Joseph K. Fabbi, 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.fabbi@familyfirstfirm.com E-Mail: rebekah.davis@familyfirstfirm.com Secondary E-Mail: probate@familyfirstfirm.com Feb. 28; Mar. 7, 2025 25-00344K

#### FOURTH 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 l/k/a 8935 FOX CREEK DR STOCKTON, CA 95210-4306 YOU ARE NOTIFIED that an action

to quiet the title on the following real property in Polk County, Florida: Lot 16, Block 77, Poinciana Neighborhood 3, Village 3, according to the map or plat thereof, as recorded in Plat Book 52, Page(s) 19 through 31, inclusive, of the Public Records of Polk County, Florida. a/k/a 618 Kangaroo Dr, Poinciana, FL 34759. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's

attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, tele-

phone number (407) 514-2692, on or before March 17, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED this 7 day of Feb. 2025. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves As Deputy Clerk

J.D. Manzo Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street Orlando, FL 32814,  $(407)\,514\text{--}2692$ Feb. 14, 21, 28; Mar. 7, 2025 25-00253K

#### NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT 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 foreclosure 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 de-manded 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, 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 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

SECOND INSERTION

# --- SALES ----

NOTICE OF FORECLOSURE SALE 252628610006400100 HOOD 1, VILLAGE 5, POINCI-IN PLAT BOOK 53, PAGE(S) PARCEL 3: LOT 2, BLOCK 1413, POINCIANA NEIGH-IN THE CIRCUIT COURT OF THE ANA SUBDIVISION, ACCORD-4 THROUGH 18 AND COR-NINTH JUDICIAL CIRCUIT OF RECTED BY O.R. BOOK 1591. ING TO THE PLAT THEREOF FLORIDA IN AND FOR OSCEOLA BORHOOD 1 SOUTH, VIL-RECORDED IN PLAT BOOK 3, PAGE 614, OF THE PUBLIC FLORIDA. LAGE 1, POINCIANA SUB-COUNTY PAGES 144-158 OF THE PUB-RECORDS OF POLK COUNTY, GENERAL JURISDICTION DIVISION. ACCORDING LIC RECORDS OF OSCEOLA FLORIDA. DIVISION THE PLAT THEREOF COUNTY, FLORIDA. Parcel ID PARCEL 2: LOT 3, BLOCK TO CASE NO. 2023-CA-003531-MF RECORDED IN PLAT BOOK 252628613821720070 3064, POINCIANA NEIGH-PARCEL 9: LOT 6, BLOCK 1529, BORHOOD 6, VILLAGE 7, A SUBDIVISION ACCORDING **1SHARPE OPPORTUNITY** 3 AT PAGE 14 OF THE PUB-POINCIANA NEIGHBOR-HOOD 2, VILLAGE 1, POINCI-INTERMEDIATE TRUST, LIC RECORDS OF OSCEOLA Plaintiff, vs. THE HR GROUP, LLC, A TEXAS COUNTY, FLORIDA. Parcel ID TO THE PLAT THEREOF RE-54, PAGE 27, OF THE PUBLIC 252628611414130020 ANA SUBDIVISION, ACCORD-CORDED IN PLAT BOOK 61. RECORDS OF POLK COUNTY, LIMITED LIABILITY COMPANY, PARCEL 4: LOT 29, BLOCK PAGE 29, OF THE PUBLIC ING TO THE PLAT THEREOF, FLORIDA. 1549, POINCIANA NEIGH-BORHOOD 2, VILLAGE RECORDED IN PLAT BOOK RECORDS OF POLK COUNTY, et al., BORHOOD 2, VILLAGE 1, POINCIANA SUBDIVI-3. PAGES 17-31. OF THE PUB-FLORIDA Defendant. NOTICE IS HEREBY GIVEN pursu-LIC RECORDS OF OSCEOLA PARCEL 3: LOT 6, BLOCK SION, ACCORDING TO THE PLAT THEREOF REant to a Summary Final Judgment of COUNTY, FLORIDA. Parcel ID 3064, POINCIANA NEIGH-BORHOOD 6, VILLAGE 7, A SUBDIVISION ACCORDING Foreclosure entered June 21, 2024 in 252628611815290060 CORDED IN PLAT BOOK 3 PARCEL 10: LOT 23, BLOCK Civil Case No. 2023-CA-003531-MF 2188, POINCIANA NEIGH-BORHOOD 1, VILLAGE of the Circuit Court of the NINTH JU-AT PAGE 18 OF THE PUBLIC TO THE PLAT THEREOF RE-BORHOOD 1, VILLAGE 5, POINCIANA SUBDIVI-DICIAL CIRCUIT in and for Osceola RECORDS OF OSCEOLA CORDED IN PLAT BOOK 61. County, Kissimmee, Florida, wherein COUNTY, FLORIDA. Parcel ID PAGE 29, OF THE PUBLIC SION, ACCORDING TO THE PLAT THEREOF RE-**ISHARPE OPPORTUNITY INTER-**252628611815490290 RECORDS OF POLK COUNTY, FLORIDA. PARCEL 5: LOT 1, BLOCK 589, PARCEL 12: LOT 35, BLOCK MEDIATE TRUST is Plaintiff and The FLORIDA. POINCIANA NEIGHBOR-HOOD 1, VILLAGE 2, POINCI-PARCEL 4: LOT 15, BLOCK CORDED IN PLAT BOOK 3, HR Group, LLC, a Texas Limited Li-AT PAGE 144 OF THE PUB-LIC RECORDS OF OSCEOLA 438, POINCIANA NEIGHBORability Company, et al., are Defendants, the Clerk of Court, KELVIN SOTO, ANA SUBDIVISION, ACCORD-HOOD 2 WEST, VILLAGE 7. ACCORDING TO THE PLAT will sell to the highest and best bidder ING TO THE PLAT THEREOF COUNTY, FLORIDA. Parcel ID THEREOF RECORDED IN PLAT BOOK 55, PAGES 5 for cash Osceola County Courthouse, RECORDED IN PLAT BOOK 252628613821880230 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 in accor-PARCEL 11: LOT 5, BLOCK 3. PAGE 69 OF THE PUB-LIC RECORDS OF OSCEOLA THROUGH 18, OF THE PUB-2202, POINCIANA NEIGH-BORHOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, dance with Chapter 45, Florida Statutes COUNTY, FLORIDA. Parcel ID LIC RECORDS OF POLK FLORIDA. PARCEL 13: LOT 7, BLOCK 109, POINCIANA NEIGH-COUNTY, FLORIDA. on the 25th day of March, 2025 at 11:00 252628610005890010 PARCEL 6: LOT 27, BLOCK ACCORDING TO THE PLAT AM on the following described prop-PARCEL 5: LOT 3, BLOCK 445, THEREOF RECORDED IN PLAT BOOK 3, PAGE 149 OF THE PUBLIC RECORDS OF POINCIANA NEIGHBOR-HOOD 2 WEST, VILLAGE 7, erty as set forth in said Summary Final 571, POINCIANA NEIGHBOR-HOOD 1. VILLAGE 2. POINCI-Judgment, to-wit: **OSCEOLA COUNTY** ANA SUBDIVISION, ACCORD-ACCORDING TO THE PLAT OSCEOLA COUNTY, FLORIDA THEREOF RECORDED IN PLAT BOOK 55, PAGES 5 PARCEL 1: LOT 6, BLOCK 595, ING TO THE PLAT THEREOF POINCIANA NEIGHBOR-RECORDED IN PLAT BOOK Parcel ID 252628613822020050 HOOD 1, VILLAGE 2, POINCI-3, AT PAGE 75 OF THE PUB-PARCEL 12: LOT 9, BLOCK THROUGH 18, OF THE PUB-LIC RECORDS OF POLK ANA SUBDIVISION ACCORD-LIC RECORDS OF OSCEOLA 2205, POINCIANA NEIGH-BORHOOD 1, VILLAGE 5, POINCIANA SUBDIVI-COUNTY, FLORIDA. ING TO THE PLAT THEREOF COUNTY, FLORIDA, Parcel ID FLORIDA AS RECORDED IN PLAT BOOK 252628610005710270 PARCEL 7: LOT 15, BLOCK 3, PAGE 69, OF THE PUB-LIC RECORDS OF OSCEOLA PARCEL 7: LOT 22, BLOCK SION, ACCORDING TO THE PLAT THEREOF RE-1067 OF POINCIANA NEIGH-2150, POINCIANA NEIGH-BORHOOD 4 VILLAGE 7, ACCORDING TO THE PLAT BORHOOD 1, VILLAGE 5, POINCIANA SUBDIVI-COUNTY, FLORIDA. Parcel ID CORDED IN PLAT BOOK 3 THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 4 THROUGH 18, OF THE 252628610005950060 5, POINCIANA SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF RE-AT PAGE 144 OF THE PUB-PARCEL 2: LOT 10. BLOCK LIC RECORDS OF OSCEOLA 640, POINCIANA NEIGHBOR-COUNTY, FLORIDA. Parcel ID CORDED IN PLAT BOOK 3 PUBLIC RECORDS OF POLK INCLUSIVE, OF THE PUBLIC HOOD 1, VILLAGE 2, POINCI-252628613822050090 AT PAGE 152 OF THE PUB-ANA SUBDIVISION, ACCORD-POLK COUNTY COUNTY, FLORIDA. PARCEL 1: LOT 10, BLOCK ING TO THE PLAT THEREOF LIC RECORDS OF OSCEOLA PARCEL 9: LOT 22, BLOCK FLORIDA. 1050 OF POINCIANA NEIGH-3139, POINCIANA NEIGH-BORHOOD 6, VILLAGE 7, A SUBDIVISION ACCORDING RECORDED IN PLAT BOOK COUNTY, FLORIDA. Parcel ID 3. PAGE 69. OF THE PUB-252628613821500220 BORHOOD 4 VILLAGE 7 LIC RECORDS OF OSCEOLA PARCEL 8: LOT 7, BLOCK 2172, ACCORDING TO THE PLAT COUNTY, FLORIDA. Parcel ID THEREOF AS RECORDED TO THE PLAT THEREOF RE-

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 disPOINCIANA NEIGHBOR-SECOND INSERTION 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 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

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, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on 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-

NOTICE OF SALE THE CIRCUIT COURT OF THE CORDED IN PLAT BOOK 61, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY. PARCEL 10: LOT 2, BLOCK 747. POINCIANA NEIGHBOR-HOOD 5 NORTH, VILLAGE 3, A SUBDIVISION ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK

PARCEL 11: LOT 12, BLOCK 92, POINCIANA NEIGH-BORHOOD 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,

747, POINCIANA NEIGHBOR-HOOD 5 NORTH, VILLAGE 3. A SUBDIVISION ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY,

BORHOOD 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, PARCEL 14: LOT 3, BLOCK 109, POINCIANA NEIGH-BORHOOD 3, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31,

RECORDS OF POLK COUNTY, PARCEL 15: LOT 2, BLOCK 377, POINCIANA NEIGHBOR-

HOOD 2 WEST, VILLAGE 7, ACCORDING TO THE PLAT

#### SECOND INSERTION

MENT TRADING CORPORATION. DBA R P FUNDING is the Plaintiff, and AMANDA BRAGG; CITY OF LAKELAND, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on March 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 AD-DITION, 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

#### SECOND INSERTION

February 20, 2025, in case number 53-2024CA-003751-0000-00 in the Cir-

clerk reports the surplus as unclaimed.

THEREOF RECORDED IN PLAT BOOK 55, PAGES 5 THROUGH 18, OF THE PUB-LIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 18: LOT 3, BLOCK 102, POINCIANA NEIGH-BORHOOD 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 NEIGH-BORHOOD 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: MRService@mccalla.com Fla. Bar No.: 146803 23-00159FL Feb. 28; Mar. 7, 2025 25-00347K

IMPORTANT

AMERICANS WITH DISABILI-TIES 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 imme-diately 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

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.

tance of 195.00 feet; thence run South 60°41'01" West a distance of 430.40 feet to an intersection 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

Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Feb. 28; Mar. 7, 2025 25-00357K

#### 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. 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, NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLE-LY AS TRUSTEE FOR MFRA TRUST 2014-2 is Plaintiff and CAMILO MEN-

UNKNOWN PERSON(S) DOZA: IN POSSESSION OF THE SUBJECT PROPERTY; AAA REAL ESTATE IN-VESTMENT 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 AD-DITION TO LAKE BEULAH HEIGHTS, ACCORDING TO THE MAP OR PLAT THERE-OF 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 TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA **Case Number:** 

53-2024CA-003751-0000-00 SOUTHSTATE BANK, N.A., a national banking association, Plaintiff. vs.

ESTATE OF MICHAEL HAPPLE, SR., UNKNOWN SPOUSE OF MICHAEL HAPPLE. SR., UNKNOWN HEIRS, DEVISEES, 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



cuit Court of the Tenth Judicial Circuit. in and for Polk County, Florida, wherein SOUTHSTATE BANK, N.A., a national banking association, as Plaintiff, and ESTATE OF MICHAEL HAPPLE, SR., UNKNOWN SPOUSE OF MI-CHAEL HAPPLE, SR., UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES CREDITORS LIENORS. OR TRUSTEES OF THE ESTATE OF MICHAEL HAPPLE, SR. DECEASED, RICHARD HAPPLE, surviving heir of MICHAEL HAPPLE, SR., CITRUS WOODS PROPERTY OWNERS AS-SOCIATION, INC., a Florida not for profit corporation, UNKNOWN TEN-ANT 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

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 25-00352K Feb. 28; Mar. 7, 2025 CALL

Business Observer

941-906-9386

and select the appropriate County

name from the menu option

or e-mail legal@businessobserverfl.com

## --- ESTATE /ACTIONS / SALES ---SECOND INSERTION

#### SECOND 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.

#### TO: EMILY RUIZ

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,

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

## SECOND 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 de-mands 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.

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 filed 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

Florida before service on the Father or

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

SECOND INSERTION

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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

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 sur-

viving spouse is property to which the Florida Uniform Disposition of Com-

munity 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 speci-

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative

922 Windton Oak Drive

Ruskin, FL 33570

Attorney for Personal Representative Florida Bar No. 949711

Email: jim@eggfitz.com Secondary Email: leslie@eggfitz.com

25-00348K

DATE OF DEATH IS BARRED.

notice is: February 28, 2025. STEPHEN CAREY HUNT

JAMES S. EGGERT

Ruskin, FL 33573

EGGERT FITZPATRICK

811-B Cypress Village Blvd.

Telephone: (813) 633-3396

Feb. 28; Mar. 7, 2025

SECOND INSERTION

BARRED.

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA/ PROBATE DIVISION Case No. 2025 CP 000394 IN RE: ESTATE OF

NOTICE TO CREDITORS

#### 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 de-mands 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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 Or-

der 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, Lake-land, 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 dece-

#### 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 .:

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

The date of first publication of this

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@fassettlaw.com and ranthony@fassettlaw.com

dent 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. NOT-

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

Florida Statutes. The date of first publication of this Person Giving Notice Timothy Lokken 2721 Pine Brush Drive Lakeland, FL 33813

Florida Bar Number: 0027553 MEDINA LAW GROUP, P.A. Feb. 28; Mar, 7, 2025

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 UN-CLAIMED, 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.

#### SECOND 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 sur-viving 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 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

The date of first publication of this

Personal Representative:

/s/ Russell Thomas Hoffman

Russell Thomas Hoffman

891 Greenshank Drive

Haines, Florida 33844

Attorney for Personal Representative:

Beth K. Roland, Esq., FBN: 103674

1030 W. Canton Ave., Suite 102

Winter Park, FL 32789

Fax: (407) 476-1101

Secondary E-Mail:

Feb. 28; Mar. 7, 2025

Telephone: (407) 574-8125

E-Mail: beth.roland@fff.law

E-Mail: rebekah.davis@fff.law

probate@familyfirstfirm.com

Joseph K. Fabbi, Esq., FBN: 1022503

Rebekah L. Davis, Esq., FBN: 1059147

E-Mail: joe.fabbi@familyfirstfirm.com

25-00332K

DATE OF DEATH IS BARRED.

notice is February 28, 2025.

/s/Beth K. Roland

#### SECOND INSERTION

NOTICE.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Florida Statutes. All other creditors of the decedent POLK COUNTY, FLORIDA and other persons having claims or de-PROBATE DIVISION mands against decedent's estate must file their claims with this court WITH-

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,

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.: 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; The Clerk of the Court, Stacy M. But-terfield, CPA will sell to the highest bidder for cash at 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, POINCI-ANA NEIGHBORHOOD 3 VIL-LAGE 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

notice is February 28, 2025.

/s/ Barbara M. Misiewicz

Feb. 28; Mar. 7, 2025 25-00355K

732.2211 MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Personal Representative:

SECOND INSERTION

WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

creditor as specified under s. 732.2211,

Notice is February 28, 2025. Attorney for Person Giving Notice Daniel Medina, B.C.S., Attorney

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

25-00343K

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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

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 AMÁNDA MARIFI ANF 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 www.polk.realforeclose.com at 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: MAJESTIC GDNS BLVD, WIN-TER HAVEN, FL 33880 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE- Dated this 12 day of February 2025. By: /s/ Lindsay Maisonet

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

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, DEVISEES, **GRANTEES, OR OTHER** CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on 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 VIL-LAGES, INC.; POINCIANA NEIGH-BORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

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 DISABILI-TIES ACT: If you are a person with a disability who needs any accommoda-tion in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain 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 notifica-tion 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

COUNTY, FLORIDA

UNCLAIMED.

call 711.

GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965

Davie, FL 33329-2965

Email: jared@flclg.com

Florida Bar No. 90297

Feb. 28; Mar. 7, 2025

Tel: (954) 372-5298

Fax: (866) 424-5348

By: /s/ Jared Block Jared Block, Esq.

A/K/A: 353 SUMMERSHORE

DR. AUBURNDALE, FL 33823.

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS

If you are a person with a disability

who needs any accommodation in or-

der 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 Av-

enue, 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,

Dated: February 21, 2025 FLORIDA COMMUNITY LAW

SECOND INSERTION

## --- SALES ----

#### SECOND 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 pursuing to chapter 45 is hereby given that, pursuant to the FINAL JUDGMENT OF FINAL SUMMARY JUDGMENT OF FORE-CLOSURE AND THE REESTAB-LISHMENT 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 CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, 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 high-est 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 RE-ESTABLISHMENT OF THE NOTE

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 OL-IVE ST LÄKELAND FL 33815

(the "Property"). ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS

#### IMPORTANT

IF YOU ARE A PERSON WITH DISABILITY WHO NEEDS ANY AC-COMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED AT NO COST TO YOU TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR AT 863-534-4686 AT LEAST SEVEN DAYS BEFORE YOUR SCHEDULE COURT APPEARANCE OR IMMEDIATELY UPON RECEIVING THIS NOTIFICA-TION 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

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

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024CA003143000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF ADMT 2023-NQM2,

# Plaintiff, vs. XINQIANG WEI, et al.,

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 05, 2025 in Civil Case No. 2024CA003143000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLFLY AS THE TRUSTEE OF ADMT 2023-NQM2 is Plaintiff and Xinqiang Wei, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of March, 2025 at 10:00 AM on the following described

UNCLAIMED.

FLORIDA RELAY SERVICE.

25-00342K

property as set forth in said Summary Final Judgment, to-wit: Lot 135, Solterra Phase 2A1, according to the plat thereof as recorded in Plat Book 158, Page 50, 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.. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10295FL Feb. 28; Mar. 7, 2025 25-00346K

#### 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.

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, a Florida non-profit Corpora-tion, 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 ES-TATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 169, PAGES 19 THROUGH 24, OF THE PUBLIC RECORDS OF POLK

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

TENANT 1, 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 prop-erty situate ni Polk County, Florida descried as: LOT 577, HIGHLAND FAIR-

WAYS PHASE III-B, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 5 AND 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 3448 GLEN

ABBEY LN, LAKELAND, FL 33810 at public sale, to the highest and

best bidder, for cash, online www.polk.realforeclose.com, at 10:00 a.m. on April 4, 2025.

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.: 2024CA-003548-0000-00 LAKEVIEW LOAN SERVICING,

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

25-00336K

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 TAINED 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

IF YOU ARE A PERSON CLAIM-

ING 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

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.

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 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

LOT 3, BLOCK 16, DAVEN-PORT, 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 CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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

Defendants.

Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of

Submitted by:

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH IUDICIAL 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 SA-BINE PL, KISSIMMEE, FL 34759; including the building, appurtenanc-es, and fixtures located therein, at public sale at 10:00 A.M., on-line at

#### SECOND INSERTION 2025, the following described property

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

CASE NO.

RISE PHASE ONE, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED

wit:

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 Ad-ministrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service

Dated this 12 day of February 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156

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

SECOND INSERTION

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 DISABILI-TIES 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/CMP Feb. 28: Mar. 7. 2025 25-00328K

#### --- ACTIONS

#### SECOND 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 Cir-

cuit 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

#### Plaintiff, vs. NARAINE DAI TIWARIE: NORTHRIDGE 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 SATRUPA DEVI DOOBAY: UNKNOWN SPOUSE OF NARAINE DAI TIWARIE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

LLC.

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 www.polk.realforeclose.com at, 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, NORTHRIDGE ES-

TATES, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 167, PAGE 6. THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 541 BUCHANNAN DRIVE, DAV-ENPORT, FL 33837

YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, 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 Lindsav Maisonet, Esq.

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. 25-00338K

## 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 of the 10th Judicial Circuit 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; UN-KNOWN PERSON(S) IN POSSES-SION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT; BEVERLY RISE PROPER-TY OWNERS' ASSOCIATION, INC.; are defendants. STACY M. BUTTER-FIELD, 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 12,

## IN PLAT BOOK 110, PAGES 28 & 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

as set forth in said Final Judgment, to

LOT 91, BLOCK C, BEVERLY

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

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 R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01575 Feb. 28; Mar. 7, 2025





The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

# BY MILTON & ROSE FRIEDMAN

he presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

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## **ROOSEVELT'S UTOPIAN FANTASY**

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

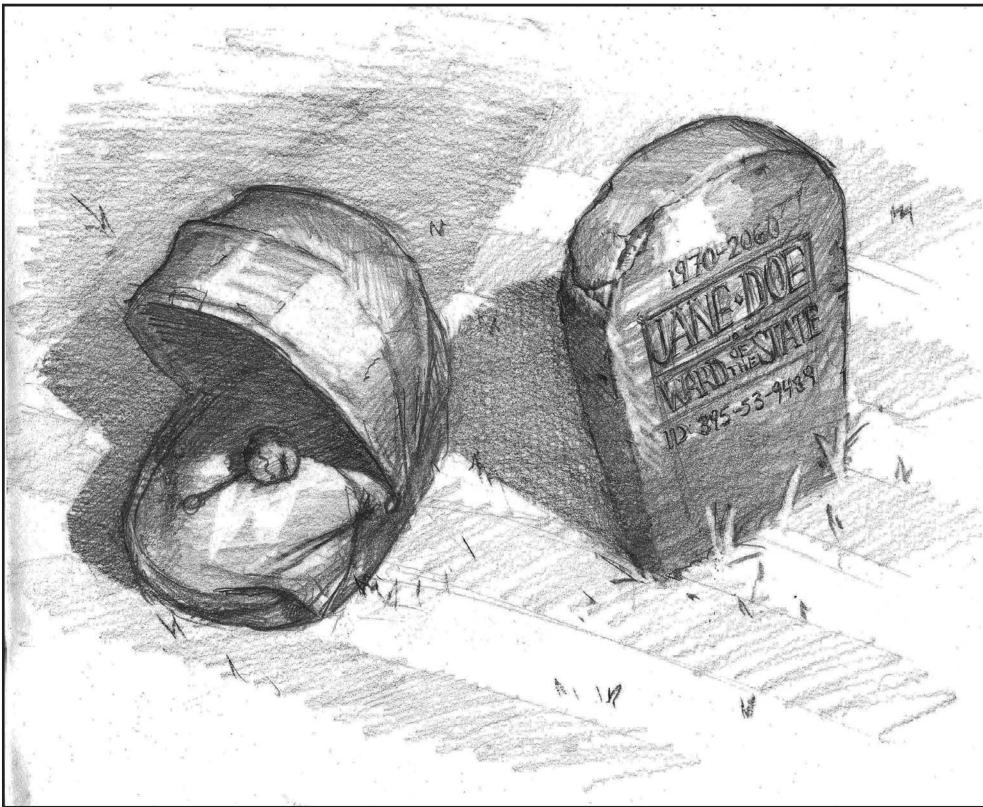


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the "general interest," even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, "Looking Backward," by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. "Looking backward," his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security "from

doned when they were declared unconstitutional by the Supreme Courrt, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included "make work" projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

cradle to grave" — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt's advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish "economic royalists" had abused. In the words of Roosevelt's first inaugural address, "The money changers have fled from the high seats in the temple of our civilization."

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck's Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

## **CENTRAL PLANNING TAKES OVER**

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the "arsenal of democracy" and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than "unplanned capitalism."

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government's responsibility for maintaining "maximum employment, production and purchasing power" and, in effect, enacted Keynesian policies into law.

The war's effect on public attitudes was the mirror image of the depression's. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined "public interest" shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

#### SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, "intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished - now seeks to socialize the results of production." In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a "War on Poverty" in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs. The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

#### **BAD MEANS FOR GOOD OBJECTIVES**

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a "mess" saturated with fraud and corruption. As government has paid a larger share of the nation's medica bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded. The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives. Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs. An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.

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