

## POLK COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF MEETING OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on 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](mailto:jgreenwood@gms-tampa.com), or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it. Members of the Public may submit questions and comments to the District Manager at [jgreenwood@gms-tampa.com](mailto: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.

Jane Gaarlandt  
District Manager

March 7, 2025

25-00371K

#### FIRST INSERTION

##### PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT 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.

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](http://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

#### 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 Solterra 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 District 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 32746; 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 Office.

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

25-00377K

#### 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 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 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

#### 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](http://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, Misc; Williamson, Alex Beds, Bed 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](http://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.  
March 7, 14, 2025

25-00360K

#### FIRST INSERTION

##### 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 Community 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 the purpose of electing five (5) persons/people to the District's 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 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 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

25-00382K

#### FIRST INSERTION

##### STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF ISSUANCE OF APPROVAL OF SOIL MANAGEMENT/REMEDIAL ACTION PLAN

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](mailto:John.R.Sego@FloridaDEP.gov) or online at <http://depdms.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](mailto: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.

138857457.1

March 7, 2025

25-00384K

#### FIRST INSERTION

**NOTICE OF PUBLIC SALE** and all other personal property located therein, and  
2003 KIA SPECTRA 4 DOOR,  
VIN: KNAFB12133521773,  
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

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: 130003866A,  
TITLE NO.: 0019558070,  
and VIN: 130003866B,  
TITLE NO.: 0019558071

25-00394K

#### FIRST INSERTION

**Notice Of Public Sale** VIN FLFL2AF377906262/  
The following personal property of: VIN FLFL2BF377906262, TITLE 42981427/42981421  
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 Statutes Section 715.109:  
1986 SAND Mobile Home,  
March 7, 14, 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#: 1GN5CHK8H R152418 Repair Facility: Florida General Mechanic & Transmission Inc 2400 Avenue G NW Winter Haven 863-299-9394 Lien Amt \$8,625  
March 7, 2025

25-00363K



## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2025 CP 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 demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

**Personal Representative:**

**John Warren Jones**

1928 Belmont Rd NW

Washington DC 20009

Attorney for Personal Representative:

Nathan Dougherty, Esquire

Florida Bar No. 118632

P.O. Box 380984

Murdoch, FL 33938

Tel: (941) 270-4489

Email:

contact@nathandoughertylaw.com

March 7, 14, 2025

25-00374K

## 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

**Personal Representative:**

**Cynthia Johnston**

10 Thirteenth 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

March 7, 14, 2025

25-00367K

## FIRST INSERTION

**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 attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is 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 Muentner

Kimberly K. Muentner, Attorney

Florida Bar Number: 0078340

Mortellaro Law

4102 W. Linebaugh Avenue,

Suite 100

Tampa, FL 33624

Telephone: (813) 367-1500

Fax: (813) 367-1501

E-Mail: kmuentner@mortellarolaw.com

Secondary E-Mail:

kkmuenter@gmail.com

March 7, 14, 2025

25-00391K

## FIRST INSERTION

**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 Barbara 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-

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

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

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

The date of first publication of this notice is 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

**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 Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

**SHAWN STEPHENSON**

**Personal Representative**

601 Hickory Hammock Road

Lake Wales, FL 33859

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue,

Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jrvera@hnh-law.com

March 7, 14, 2025

25-00376K

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

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

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

Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
Case No. 2025CP0005820000XX  
Division: Probate  
IN RE: ESTATE OF  
ROBERT C. ESTUPINAN  
Deceased.

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 Representative and the Personal Representative's attorney are set forth below.

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

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

Florida Statutes.

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

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

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

The date of first publication of this notice is 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

## 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:

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

The date of first publication of this Notice is March



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

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

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

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

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

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

The date of first publication of this notice is 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.com  
Secondary E-Mail:  
tami@stonelawgroupfl.com  
March 7, 14, 2025 25-00388K

FIRST INSERTION

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

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

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

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

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

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

The date of first publication of this notice is 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.com  
March 7, 14, 2025 25-00389K

FIRST INSERTION

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

**CASE NO. 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 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 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 28th day of March, 2025 at 10:00 AM on the following described property as set forth in said Summary

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 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, 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 F060115697, 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

**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 REYES 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 TENANT #2 IN POSSESSION OF THE PROPERTY; WELLINGTON HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC; 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 31, 2025, the following

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

LOT 61, BLOCK C, WELLINGTON PHASE II, ACCORDING TO PLAT THEREOF, AS RECORDED 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 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 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

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 SAVINGS 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. 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 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 26, SOLTERRA PHASE

2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE(S) 38 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 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 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.: 24-00253 SM, LLC  
V6.20190626  
March 7, 14, 2025 25-00379K

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

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

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL 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,**  
**Plaintiff, v.**  
**BOBBIAN COOPER-REYES; 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 pursuant 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 ASSOCIATION, 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-

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 ESTATES, IN PLAT BOOK 123, PAGE 27-29 OF THE PUBLIC RECORD OF POLK COUNTY, FLORIDA.

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: 2390.000146  
March 7, 14, 2025 25-00370K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2020CA001102000000**  
**J.P. MORGAN MORTGAGE ACQUISITION CORP.,**  
**Plaintiff, v.**  
**NESTOR F. VALLEJO-MORENO; SANDRA I. VELEZ; UNKNOWN SPOUSE OF NESTOR F. VALLEJO-MORENO; UNKNOWN SPOUSE OF SANDRA I. VELEZ; PARTNERS FEDERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 19, 2025 entered in Civil Case No. 2020CA001102000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff and NESTOR F. VALLEJO-MORENO; SANDRA I. VELEZ; PARTNERS FEDERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSOCIATION, 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 described property as set forth in said Final Judgment, to-wit:

LOT 7 PATTERSON HEIGHTS ACCORDING TO THE MAP

OR PLAT THEREOF AS RECORDED IN PLAT BOOK 135 PAGE 13 AND 14 PUBLIC RECORDS OF POLK COUNTY FLORIDA.

Property Address: 3471 Patterson Heights Drive, Haines City, FL 33844

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: CRF20004-JMV  
March 7, 14, 2025 25-00373K

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL 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 demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The 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  
Murdoch, FL 33938  
Tel: (941) 270-4489  
Email:  
contact@nathandoughertylaw.com  
March 7, 14, 2025 25-00387K



## --- 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 GERDA 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 RECORDED IN PLAT BOOK 6, PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR STATE ROAD 555 AS TO LOT 1, ALL LYING AND BEING IN SECTION 17, TOWNSHIP

28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.  
Parcel Number: 26-28-17-544500-050100.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Charles P. Gufford, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before March 31, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of FEB 21 2025.

Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: Asuncion Nieves  
Deputy Clerk

Charles P. Gufford,  
McCalla Raymer Leibert Pierce, LLC,  
225 E. Robinson St.  
Suite 155,  
Orlando, FL 32801  
24-10700FL  
March 7, 14, 2025 25-00364K

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

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

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

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

Dated this 24 day of February 2025.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
24-02853  
March 7, 14, 2025 25-00365K

## 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. 2022CA002460000000**  
**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 Judgment 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 COMPANY, INC. is Plaintiff and 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, 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 described property as set forth in said Order or Final Judgment, to-wit:

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 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
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  
Service E-mail: answers@dallegal.com  
1491-183806 / TMI  
March 7, 14, 2025 25-00368K

## 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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent

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

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

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

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

**Personal Representative:**  
**Arlene F. King**  
3621 Via Monte Napoleone Drive  
Kissimmee, Florida 34759  
Attorney for Personal Representative:  
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

## --- PUBLIC SALES ---

## FIRST INSERTION

**NOTICE OF CANCELLATION 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 Road, Winter Haven, Florida, at

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 personal property subject to public sale (CANCELLED) is as follows: 1. water tanks (50) 2. dumpsters (20)  
March 7, 2025 25-00398K

## SUBSEQUENT INSERTIONS

## SECOND INSERTION

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

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

The administration of the estate of SUEELLEN BOMBARD, deceased, whose date of death was October 22, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

## THIRD INSERTION

**NOTICE OF ACTION/**  
**CONSTRUCTIVE SERVICE**  
**NOTICE BY PUBLICATION**

IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO. 2024CA002163000000**  
**VANDERBILT MORTGAGE AND**  
**FINANCE, INC.**

**Plaintiff, vs.**  
**THE UNKNOWN HEIRS OF**  
**HAZEL PIPPIN; et al.,**  
**Defendants.**

TO: THE UNKNOWN HEIRS OF HAZEL PIPPIN, if any  
Last Known Address: 238 Cesara Estates Loop, Mulberry FL 33860  
Current Address: Unknown  
TO: THE UNKNOWN HEIRS OF ALVIN PORTER PIPPIN, if any  
Last Known Address: 238 Cesara Estates Loop, Mulberry FL 33860  
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that an action for Replevin regarding that certain Mobile Home described as Palm 1999, Identification No.: PH0612399AFL, Title No. 79143033, located at 238 Cesara Estates Loop, Mulberry FL 33860 in Polk County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Melisa Manganelli, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431  
Feb. 21, 28; Mar. 7, 14, 2025  
25-00290K

## SECOND INSERTION

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

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

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

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

## FIRST INSERTION

**NOTICE 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

THIS NOTICE IS HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 11, BLOCK 1145, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 19 THROUGH 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 written 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.

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

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

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

ROBERTSON, ANSCHUTZ, AND 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

**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. 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 ASSOCIATION, AS TRUSTEE FOR BAYVIEW FINANCIAL MORTGAGE PASS-THROUGH TRUST 2006-B, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-B is Plaintiff and Tropicana Resort Condominium Association, Inc., 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 27th day of March, 2025 at 10:00 AM on the following described

property as set forth in said Summary Final Judgment, to-wit:

UNIT 346, TROPICANA RESORT, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4020, PAGE 274, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 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.

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: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
23-05882FL  
March 7, 14, 2025 25-00369K







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

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

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

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

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

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

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

## Personal Representative:

## Nicole Coon

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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP0042430000XX  
IN RE: ESTATE OF  
LILLIAN J BRESSMAN,  
Deceased.

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

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

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

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

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

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

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

## ETHAN HARPER,

## Personal Representative

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

## SECOND INSERTION

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

The administration of the estate of Samuel Eugenio Santiago, deceased, whose date of death was May 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

## Personal Representative:

## Sammy Santiago

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

## SECOND INSERTION

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

NIEHSIA M. GILMORE-MALONEY  
and OZNI H. MALONEY,  
Defendants.

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

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

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

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Polk County Courthouse, 255 N. Broadway Ave., Bartow, FL 33830, (863) 534-4686 at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
/s/ Vestalia Aylsworth  
Vestalia Aylsworth, Esq.  
Law Office of Vestalia Aylsworth  
12307 SW 143rd Ln  
Miami, FL 33186-6026  
Telephone: (305) 282-6020  
vestalia@live.com  
Fla. Bar No. 111007  
Counsel for Plaintiff  
Feb. 28; Mar. 7, 2025 25-00316K

## FOURTH INSERTION

**NOTICE OF ACTION**  
CONSTRUCTIVE SERVICE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO. 2024SC-011972-000LK  
SARA ALSHATTI  
Plaintiff, v.

ALBERTO GARCIA,  
Defendant.

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

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

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

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

IMPORTANT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court Administrator's Office at (863) 534-4000 within 2 working days of your receipt of this document. If you are hearing or voice impaired, call 711.

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

Clerk of the Circuit Court  
Stacy M. Butterfield,  
Clerk of the Circuit Court  
930 E PARKER ST,  
LAKELAND, FL 33801  
Polk County, Florida  
By: Holly Hogan  
Deputy Clerk (SEAL)  
Feb. 14, 21, 28; Mar. 7, 2025 25-00241K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP000385  
Division Probate  
IN RE: ESTATE OF  
DONNA P. McDONALD  
Deceased.

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

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITH-

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

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

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

The date of first publication of this notice is February 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

## 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  
1/k/a 8935 FOX CREEK DR  
STOCKTON, CA 95210-4306

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

Lot 16, Block 77, Poinciana  
Neighborhood 3, Village 3, ac-  
cording to the map or plat there-  
of, as recorded in Plat Book 52,  
Page(s) 19 through 31, inclusive,  
of the Public Records of Polk  
County, Florida, a/k/a 618 Kan-  
garoo Dr, Poinciana, FL 34759,  
has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on J.D. Manzo, of  
Manzo & Associates, P.A., Plaintiff'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 orig-  
inal with the Clerk of this Court either  
before service on Plaintiff's attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the Complaint  
or petition.

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

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

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

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

## 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-003385-0000-00  
NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.  
MICHAEL S. SCHNEIDER; TD  
BANK, N.A., SUCCESSOR IN  
INTEREST TO RIVERSIDE  
NATIONAL BANK; UNKNOWN  
SPOUSE OF MICHAEL S.  
SCHNEIDER; DOLORES L.  
SCHNEIDER; UNKNOWN  
TENANT IN POSSESSION OF THE  
SUBJECT PROPERTY,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 24 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

THE WEST 49 FEET OF LOT  
20 AND ALL OF LOT 21, OF  
HILLS OF LAKE ELBERT,  
UNIT NO. 2, ACCORDING TO  
THE MAP OR PLAT 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-

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

If you are a person with a 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 ef-  
fectively participate in the court program  
or service.

Dated this 24 day of February 2025.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
24-01545  
Feb. 28; Mar. 7, 2025 25-00353K

## SECOND INSERTION

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

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

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 at-  
torney or immediately thereafter; other-  
wise, a default will be entered against  
you for the relief demanded in the Com-  
plaint.

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 ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, 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

## SECOND INSERTION

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

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

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

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

Lot 1 in Block 16 of HAMPTON  
HILLS SOUTH PHASE 2, ac-  
cording to the Plat thereof, as re-  
corded in Plat Book 140 at Page  
1, of the Public Records of Polk  
County, Florida.  
including the buildings, appur-  
tenances, and fixtures located  
thereon.  
Property Address: 3605 Coving-  
ton 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 Tech-  
nology 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

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

Stacy M. Butterfield  
POLK 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



-- SALES --

SECOND INSERTION

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

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

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

OSCEOLA COUNTY  
 PARCEL 1: LOT 6, BLOCK 595, POINCIANA NEIGHBORHOOD 1, VILLAGE 2, POINCIANA SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628610005950060  
 PARCEL 2: LOT 10, BLOCK 640, POINCIANA NEIGHBORHOOD 1, VILLAGE 2, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613821500220  
 PARCEL 3: LOT 2, BLOCK 1413, POINCIANA NEIGHBORHOOD 1 SOUTH, VILLAGE 1, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 14 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628611414130020  
 PARCEL 4: LOT 29, BLOCK 1549, POINCIANA NEIGHBORHOOD 2, VILLAGE 1, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 18 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628611815490290  
 PARCEL 5: LOT 1, BLOCK 589, POINCIANA NEIGHBORHOOD 1, VILLAGE 2, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 69 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628610005890010  
 PARCEL 6: LOT 27, BLOCK 571, POINCIANA NEIGHBORHOOD 1, VILLAGE 2, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 75 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628610005710270  
 PARCEL 7: LOT 22, BLOCK 2150, POINCIANA NEIGHBORHOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 152 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613821500220  
 PARCEL 8: LOT 7, BLOCK 2172, POINCIANA NEIGHBOR-

HOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613821880230  
 PARCEL 9: LOT 6, BLOCK 1529, POINCIANA NEIGHBORHOOD 2, VILLAGE 1, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613821880230  
 PARCEL 10: LOT 23, BLOCK 2188, POINCIANA NEIGHBORHOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613821880230  
 PARCEL 11: LOT 5, BLOCK 2202, POINCIANA NEIGHBORHOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 149 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613822020050  
 PARCEL 12: LOT 9, BLOCK 2205, POINCIANA NEIGHBORHOOD 1, VILLAGE 5, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Parcel ID 252628613822050090  
 POLK COUNTY  
 PARCEL 1: LOT 10, BLOCK 1050 OF POINCIANA NEIGHBORHOOD 4 VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED

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

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

THEREOF RECORDED IN PLAT BOOK 55, PAGES 5 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 18: LOT 3, BLOCK 102, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL 19: LOT 9, BLOCK 101, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.  
 By: /s/ Robyn Katz  
 Robyn Katz, Esq.  
 McCalla Raymer Leibert Pierce, LLC  
 Attorney for Plaintiff  
 225 East Robinson Street,  
 Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRSservice@mccalla.com  
 Fla. Bar No.: 146803  
 23-00159FL  
 Feb. 28; Mar. 7, 2025 25-00347K

SECOND INSERTION

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

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

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

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

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

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

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

**CASE NO.: 2024CA002113000000 MORTGAGE LENDERS INVESTMENT TRADING CORPORATION, DBA R P FUNDING, Plaintiff, VS. AMANDA BRAGG; CITY OF LAKELAND, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).**  
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 18, 2025 in Civil Case No. 2024CA002113000000, of the Circuit Court of the Judicial Circuit in and for Polk County, Florida, wherein, MORTGAGE LENDERS INVEST-

MENT TRADING CORPORATION, DBA R P FUNDING is the Plaintiff, and AMANDA BRAGG; CITY OF LAKELAND, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.  
 The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on March 25, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
 LOT 1, BLOCK 6, OF TRADEWINDS FOURTH ADDITION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 47, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.  
 Dated this 25th day of February, 2025.  
 ALDRIDGE PITE, LLP  
 Attorney for Plaintiff  
 5300 West Atlantic Avenue  
 Suite 303  
 Delray Beach, FL 33484  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 Digitally signed By: /s/ Zachary Ullman  
 2025.02.25 15:23:28-05'00'  
 FBN: 106751  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1100-983B  
 Feb. 28; Mar. 7, 2025 25-00351K

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, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 is Plaintiff and CAMILO MEN-

DOZA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; AAA REAL ESTATE INVESTMENT SERVICES, LLC; CITY OF LAKELAND, FLORIDA; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on March 24, 2025, the following described property as set forth in said Final Judgment, to wit:  
 THE SOUTH 85 FEET OF LOT 52, BLOCK B, KELLOGG AND ARMSTRONG, FIRST ADDITION TO LAKE BEULAH HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 12, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.  
 This notice is provided pursuant to Administrative Order No.1-21.5.  
 In accordance with the Americans

with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, Phone No. (863) 534-4686 at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.  
 Dated this 25th day of February 2025.  
 /s/ Marc Granger  
 Marc Granger, Esq.  
 Bar No.: 146870  
 Kahane & Associates, P.A.  
 1619 NW 136th Avenue,  
 Suite D-220  
 Sunrise, Florida 33323  
 Telephone: (954) 382-3486  
 Telefacsimile: (954) 382-5380  
 Designated service email:  
 notice@kahaneandassociates.com  
 File No.: 22-00790 SPS  
 V6.20190626  
 Feb. 28; Mar. 7, 2025 25-00350K

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

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

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

Book 64, Page 40 & 41 Public Records of Polk County, Florida, TOGETHER WITH 1981 Pres Mobile Home ID# 6846A&B35  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 Submitted by:  
 Krista Mahalak, Esquire  
 Peterson & Myers, P.A.  
 Post Office Drawer 7608  
 Winter Haven, Florida 33883-7608  
 Attorney for Plaintiff  
 Feb. 28; Mar. 7, 2025 25-00352K

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**

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

**Business Observer**



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

## 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,

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

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

## SECOND INSERTION

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

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

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

All other creditors of the decedent

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

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

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

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

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

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

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

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

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

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

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

## SECOND INSERTION

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

The administration of the estate of John Jack Richard, deceased, whose date of death was June 28, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is February 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

## SECOND INSERTION

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

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

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

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

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

ER BARRED.

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

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

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

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

## SECOND INSERTION

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

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

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

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

## 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-002600-0000-00**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**

**AMANDA MARIE LANE A/K/A AMANDA M. LANE; MV REALTY PBC, LLC; THE GARDENS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN SPOUSE OF AMANDA MARIE LANE A/K/A AMANDA M. LANE; UNKNOWN TENANT**  
**IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 18 day of March, 2025, the following described property as set forth in said Final Judgment, to wit

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

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

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

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

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

## SECOND INSERTION

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

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

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

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
24-01747  
Feb. 28; Mar. 7, 2025 25-00326K

## 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is February 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: ecwallace@mclements.com  
2nd Eml: jwolf@mclements.com  
Feb. 28; Mar. 7, 2025 25-00329K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No. 2024-CP-003864**  
**IN RE: ESTATE OF JAMES ROBERT GARTON, Deceased.**

The administration of the estate of James Robert Garton, deceased, whose date of death was February 16, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes.

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

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

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

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

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

## 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; 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 VILLAGES, INC.; POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, 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 April 15, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 94, POINCIANA NEIGHBORHOOD 3 VILLAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

IMPORTANT  
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 19th day of February, 2025.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Digitally signed By: /s/ Zachary Ullman  
2025.02.19 13:01:49-05'00'  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1184-1563B  
Feb. 28; Mar. 7, 2025 25-00315K



--- 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 pursuant to chapter 45 is hereby given that, pursuant to the FINAL JUDGMENT OF FINAL SUMMARY JUDGMENT OF FORECLOSURE AND THE REESTABLISHMENT OF THE NOTE dated January 31, 2025 issued in and for Polk County in case number in CASE NO.: 2024-CA-000903 wherein Michael Pizzelanti is a Plaintiff and Leroy Goodman, Leroy Goodman, Jr. UNKNOWN TENANT #1; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; and ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT are the Defendants

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

Real property located in Polk County, Florida, and legally described as follows:  
Lot 16, Block G, Lake Beulah Heights Division No. 3, according to the plat thereof recorded in Plat Book 6, Page 41, public

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

a. Parcel ID: 23-28-23-108700-007170  
b. Property Address: 1215 OLIVE ST LAKELAND FL 33815 (the "Property").

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

**IMPORTANT**

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

Dated: February 24, 2025  
THE LAW OFFICES OF BRUCE PROBER, P.A.  
Attorney for Plaintiff Michael Pizzelanti  
500 NE 4th St. Suite 200  
Ft. Lauderdale, FL 33301  
Telephone: (954) 816-1260

Fax: (954) 333-1505  
Email: bprober@proberlaw.com  
By: /s/ Bruce Prober  
Bruce Prober, Esq.  
Florida Bar No.: 895881  
Feb. 28; Mar. 7, 14, 2025

25-00342K

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 Corporation, is Plaintiff, and JOSE ANTONIO FIGUEROA; ELIZABETH CUERVO, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on APRIL 8, 2025. ( ) www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

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

COUNTY, FLORIDA A/K/A: 353 SUMMERSHORE DR, AUBURNDALE, FL 33823.

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

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

Dated: February 21, 2025  
FLORIDA COMMUNITY LAW GROUP, P.L.

Attorneys for Plaintiff  
P.O. Box 292965  
Davie, FL 33329-2965  
Tel: (954) 372-5298  
Fax: (866) 424-5348  
Email: jared@fldlg.com  
By: /s/ Jared Block  
Jared Block, Esq.  
Florida Bar No. 90297  
Feb. 28; Mar. 7, 2025 25-00336K

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

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

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

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

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

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

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

DATED THIS 24th day of February, 2025

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

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, LLC, Plaintiff, vs. NARAIN DAI TIWARIE;**

**NORTHBRIDGE ESTATES HOMEOWNERS ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SATRUPA DEVI DOOBAY; UNKNOWN SPOUSE OF NARAIN DAI TIWARIE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

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

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

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

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

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

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
24-01575  
Feb. 28; Mar. 7, 2025 25-00338K

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-003689-0000-00**

**NATIONSTAR MORTGAGE LLC, Plaintiff, vs. WILBERT HEREDIA; NELSON HEREDIA; UNKNOWN SPOUSE OF WILBERT HEREDIA; DENISE VALENTIN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

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

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

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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

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

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

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
24-02800  
Feb. 28; Mar. 7, 2025 25-00327K

SECOND INSERTION

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

**Case No. 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 RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 1033 SABINE PL, KISSIMMEE, FL 34759; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at

www.polk.realforeclose.com on April 3, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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

Dated this February 21, 2025  
By: /s/ Laura E. Noyes  
Laura E. Noyes  
Attorney for Plaintiff

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

SECOND INSERTION

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

**CASE NO.**

**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 and for POLK County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and QUENTIN DAWSON A/K/A QUENTIN M. DAWSON; MILDRENA C. DAWSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BEVERLY RISE PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, 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 12,

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

LOT 91, BLOCK C, BEVERLY RISE PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 28 & 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No.1-21.5.

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

Dated this 21st day of February 2025.  
/s/ Marc Granger  
Marc Granger, Esq.  
Bar No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 18-02916 SF  
V6.20190626  
Feb. 28; Mar. 7, 2025 25-00330K

--- ACTIONS ---

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 02/07/2025

STACY M. BUTTERFIELD  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/Skye Crost  
2/7/2025 10:18:41 AM  
Deputy Clerk

Feb. 28; Mar. 7, 14, 21, 2025

25-00345K



The History  
How We Got Here

# Cradle to Grave

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

**T**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.

## 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

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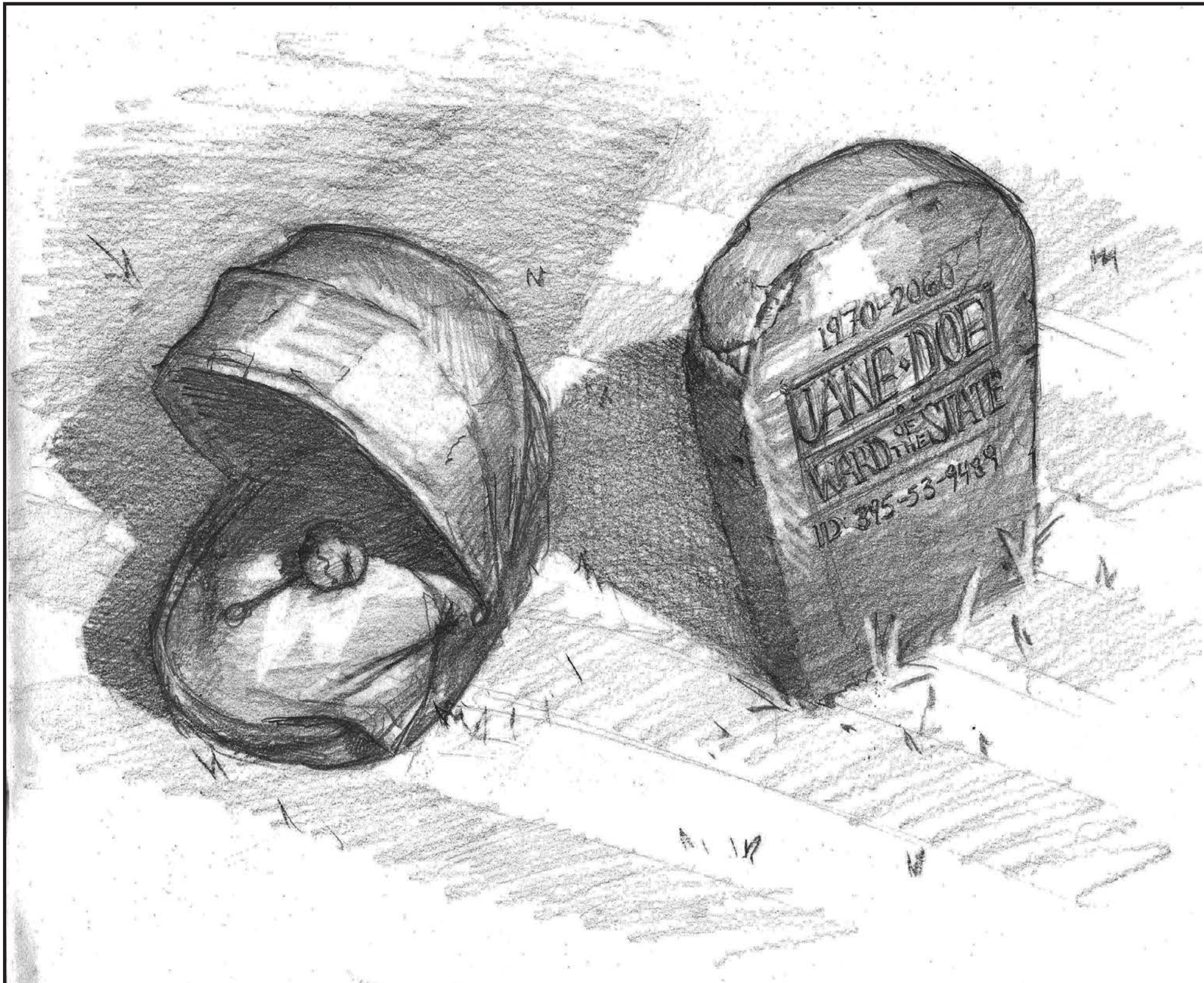


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

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 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-

doned when they were declared unconstitutional by the Supreme Court, 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.

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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**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.**

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 medical 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.