

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

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 April 11th 2025 @ 10:00 AM at each individual repair facility.

40556 2020 Jeep VIN#: 1C4PJLCB7LD653058 Repair Facility: Dodge Chrysler Jeep Ram Fiat of Winter Haven 299 Cypress Gardens Blvd Winter Haven 863-299-1243 Lien Amt \$2,860.48

March 21, 2025 25-00419K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that ANTHONY R STARKS, owner, desiring to engage in business under the fictitious name of ONLY ONE LAWN SERVICE located at 1066 BELLVIEW DR, LAKELAND, Florida 33811 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 21, 2025 25-00420K

FIRST INSERTION

Notice of Public Sale

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE APRIL 28, 2025 JAMIES COLLISION CENTER INC 2801 US HWY 17-92 W 2023 DODG ZACNDFBN3P3A06599 \$3406.74

March 21, 2025 25-00428K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Eugenie Novembre will engage in business under the fictitious name GUIDING LIGHT ADULT FAMILY CARE HOME, with a physical address 2200 OAKLEY AVENUE HAINES CITY, FL 33844, with a mailing address 2200 OAKLEY AVENUE HAINES CITY, FL 33844, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

March 21, 2025 25-00429K

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 M&M Brothers Immigration Consultant located at 3858 Covington Ln in the City of Lakeland, Polk County, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of March, 2025. Silvestre Mendes

March 21, 2025 25-00442K

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 Dove Services located at 3362 Mystic Pond Loop 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 18th day of March, 2025. Kevin Nunez Vico

March 21, 2025 25-00437K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc.

TIMESHARE PLAN: ORLANDO BREEZE RESORT

An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period described above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

Contract Number: M6903292 -- CHRISTOPHER HOLLAND, 521 CASTLEMAIN CIR, DAVENPORT, FL 33897, Villa OBRC/Week 8 in Unit No. 00666/Amount Secured by Lien: 4,635.46/Lien Doc #2024124984/Assign Doc #2024127950

Contract Number: M6531161 -- LIZA E. MEMBERS, 3939 S LAKE PARK AVE APT 402, CHICAGO, IL 60653 Villa OBRC/Week 1 in Unit No. 0405/Amount Secured by Lien: 3,822.67/Lien Doc #2024124968/Assign Doc #2024127951

Contract Number: M6875823 -- ANDREA PRICE, AS TRUSTEE OF THE LIVING TRUST OF THE BROWNE ESTATE DATED APRIL 1, 2021 PO BOX 784468, WINTER GARDEN, FL 34778 Villa OBRC/Week 11 in Unit No. 0415/Amount Secured by Lien: 4,782.14/Lien Doc #2024124968/Assign Doc #2024127951

Contract Number: M6512580 -- MELODY A. RHODES MOODY and ASHLEY ANN HARRY, ("Owner(s)"), 1035 MOUNT HARMONY RD, GREENWOOD, AR 72936 and 1119 Solesbee Rd, Greenwood, AR 72936-5513 Villa OBRC/Week 8 in Unit No. 0416/Amount Secured by Lien: 5,408.38/Lien Doc #2024124968/Assign Doc #2024127951

Contract Number: M93462169 -- RICKY A SMITH A/K/A RICKY ALAN SMITH TRUSTEE OF RICKY A SMITH & PATRICIA S SMITH RLT DTD 11-21-03 and PATRICIA S SMITH A/K/A PATRICIA BORDEN SMITH TRUSTEE OF THE RICKY A SMITH & PATRICIA S SMITH RLT DTD 11-21-03, 2801 TRYON RD, LONGVIEW, TX 75605 Villa OBRC/Week 21 in Unit No. 0101/Amount Secured by Lien: 7,299.56/Lien Doc #2022119097/Assign Doc #2022121691

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407

March 21, 28, 2025 25-00434K

FIRST INSERTION

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for the Solterra Resort Community Development District ("District") will hold an audit review committee meeting on Friday, April 4, 2025 at 10:00 a.m., and located at Solterra Resort Amenities Center, 5200 Solterra Boulevard, Davenport, FL 33837. At the meeting, the Audit Review Committee will review, discuss and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (321) 263-0132, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same 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.

Barry Jeskewich, District Manager

March 21, 2025 25-00441K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN: ORLANDO BREEZE RESORT

An undivided fractional fee interest (described below) in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Contract Number: 6533763 -- EDWARD R. BOWMAN and DAWNTE S. NORSWEATHER, 15615 DREXEL AVE, DOLTON, IL 60419 Week 50 in Unit No. 0405 / Fractional Interest 1.923% / Principal Balance: \$51,353.56 / Mtg Doc #2018133031

Contract Number: 6507046 -- LORRAINE L BRUCE, 9 JEFFERSON ST, GLENS FALLS, NY 12801 Week 37 in Unit No. 0413 / Fractional Interest 1.923% / Principal Balance: \$22,454.92 / Mtg Doc #2017195868

Contract Number: 6517610 -- BEVERLY J. DENNEY and ROSEMARY PISAR-CZYK, 261 EDGEHILL DR, BOLINGBROOK, IL 60440 Week 1 in Unit No. 0413 / Fractional Interest 1.923% / Principal Balance: \$18,211.83 / Mtg Doc #2017202859

Contract Number: 6556810 -- LUCIA DUARTE and EDUARDO DUARTE, 1914 S MILLER ST, CHICAGO, IL 60608 Week 35 in Unit No. 0406 / Fractional Interest 1.923% / Principal Balance: \$19,235.17 / Mtg Doc #2018147182

Contract Number: 6553919 -- MARK ALAN GARRIGUS and WANDA RAE BERNARD-GARRIGUS, 34802 S FORD RD, ARCHIE, MO 64725 Week 21 in Unit No. 0046 / Fractional Interest 1.923% / Principal Balance: \$13,329.12 / Mtg Doc #2018118297

Contract Number: 6849167 -- SHANIKA GREEN, PO BOX 40083, HOUSTON, TX 77240, Week 37 in Unit No. 0019 / Fractional Interest 1.923% / Principal Balance: \$17,616.28 / Mtg Doc #2022058577

Contract Number: 6543243 -- KAREN HILLESTAD MCNEIVE A/K/A KAREN HEART and PATRICK DAVID MCNEIVE, 408 W MAPLE ST, GRAPELAND, TX 75844 Week 22 in Unit No. 0408 / Unit Type: AMBASSADOR / Fractional Interest 1.923% / Principal Balance: \$35,998.90 / Mtg Doc #2018055727

Contract Number: 6510955 -- ADA L. LEWIS and DARWIN WILLIAMS, and YOLANDA WILLIAMS, 8099 JANES AVE APT 325, WOODRIDGE, IL 60517 and 2027 PEMBRIDGE LN, JOLIET, IL 60431 and 1129 PINE VALLEY DR APT 102, SCHAUMBURG, IL 60173 IL Week 37 in Unit No. 0410 / Fractional Interest 1.923% / Principal Balance: \$11,628.17 / Mtg Doc #2018137874

Contract Number: 6512329 -- EILEEN M WILLIAMS, 269 BROWN ST, WALTHAM, MA 02453 Week 33 in Unit No. 0401 / Fractional Interest 1.923% / Principal Balance: \$21,312.39 / Mtg Doc #2017206736

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407

March 21, 28, 2025 25-00433K

FIRST INSERTION

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

File No.: 25CP-0836

IN RE: ESTATE OF

WILLIAM ROBERT GALOCI,

Deceased

SSN: XXX-XX-9108

The administration of the estate of WILLIAM ROBERT GALOCI, deceased, whose date of death was November 7, 2024, and whose Social Security Number is XXX-XX-9108, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Signed on this 19th day of March, 2025.

Personal Representative:

/s/ Nancy Girton

Nancy Girton

1219 O'Daniel Loop S.

Lakeland, FL 33809

Attorney for Personal Representative:

/s/ Michael A. Johnson

Michael A. Johnson

Florida Bar #: 0474258

P.O. Box 1397

Lakeland, FL 33802-1397

Telephone: (863) 688-0741

Fax#: (863) 688-0472

Primary email:

majlaw@tampabay.rr.com

March 21, 28, 2025 25-00440K

FIRST INSERTION

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

File No. 532024CP0039420000XX

IN RE: ESTATE OF

RICKY CALVIN STREET,

Deceased.

The administration of the estate of RICKY CALVIN STREET, deceased, whose date of death was September 15, 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, FL 33831-9000. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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 21, 2025.

KELLY BROWN

Petitioner

481 Kensington View Dr

Winter Haven, FL 33880

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 413550

Ryne E. Hart, Esq.

Florida Bar No. 1011330

Hines Norman Hines, P.L.

315 S. Hyde Park Ave

Tampa, FL 33606

Telephone: 813-251-8659

Email: rhines@hnh-law.com

Secondary Email:

rhart@hnh-law.com

March 21, 28, 2025 25-00427K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/04/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1998 NOBI mobile home bearing the vehicle identification numbers N16854A and N16854B and all personal items located inside the mobile home. Last Tenant: Jeffrey Mark Tribble and Linda Ellen Tribble. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.

March 21, 28, 2025 25-00447K



SAVE TIME

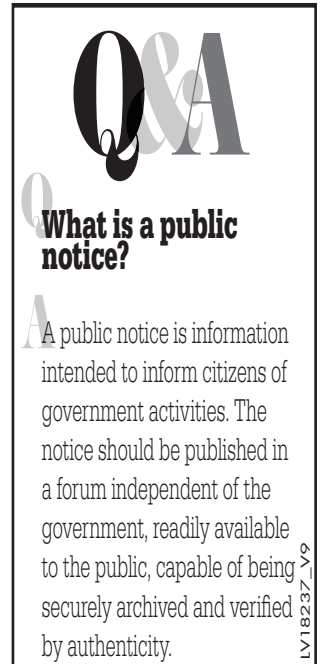
E-mail your Legal Notice
legal@businessobserverfl.com



PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer



Q&A

What is a public notice?

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL DIVISION
Case No. 2023CA003093
Division 08
ALTERNATIVE CAPITAL
HOLDINGS TAMPA, LLC F/K/A
SWI HOLDINGS OF TAMPA, LLC
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES OF WILLIAM
GREGORY COLLINS, DECEASED,
GLORIA ELLEN SCOTT, AS
KNOWN HEIR OF WILLIAM
GREGORY COLLINS, UNKNOWN
SPOUSE OF WILLIAM GREGORY
COLLINS, UNKNOWN SPOUSE
OF GLORIA ELLEN SCOTT, AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 6, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOTS 12, 13 AND 14, BLOCK C, MCFADDEN & JENKINS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 31 SOUTH, RANGE 23 EAST TOGETHER WITH THAT

CERTAIN 2003 HMMT
MOBILE HOME, VIN(S)
F L H M B C 1 5 6 4 4 8 3 8 2 A
FLHMB1564483828B

and commonly known as: 7008 HOLLY DRIVE, BRADLEY, FL 33835; 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 22, 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: March 12, 2025

By: /s/ Ryan P. Sutton
Ryan P. Sutton
Attorney for Plaintiff

Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328466/2220402/wl
March 21, 28, 2025 25-00418K

FIRST INSERTION

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

CASE NO.
532022CA002292000000
NATIONS DIRECT MORTGAGE,
LLC,
Plaintiff, vs.
GRACE BROWN A/K/A GRACE
MARIE BROWN; LAWRENCE
BROWN A/K/A LAWRENCE
ARTHUR BROWN; HILLSIDE
HEIGHTS PROPERTY OWNER'S
ASSOCIATION, INC; SEMINOLE
COUNTY, FLORIDA, CLERK OF
COURT; et al.
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated February 20, 2025, and entered in Case No. 532022CA002292000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. NATIONS DIRECT MORTGAGE, LLC, is Plaintiff and GRACE BROWN A/K/A GRACE MARIE BROWN; LAWRENCE BROWN A/K/A LAWRENCE ARTHUR BROWN; HILLSIDE HEIGHTS PROPERTY OWNER'S ASSOCIATION, INC; SEMINOLE COUNTY, FLORIDA, CLERK OF COURT, are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 22ND day of APRIL, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 16, HILLSIDE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se you moun ki enfim ki bezwen akomodasyon pou w ka patise nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribunal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribunal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

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.

Dated This 18th day of April, 2025.
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Bar Number #: 695734
PHH19911-24/sap
March 21, 28, 2025 25-00435K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532024CP0041950000XX
Division 14
IN RE: ESTATE OF
IRENE MARIE MCKEAN
Deceased.

The administration of the estate of Irene Marie McKean, deceased, whose date of death was January 16, 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 21, 2025.

Personal Representative:
/s/ Kelly McKean
Kelly McKean
178 Sunset Drive
Lake Alfred, Florida 33850
Attorney for Personal Representative:
/s/ Rodolfo Suarez Jr.
Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
Fax: 305-448-4211
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
March 21, 28, 2025 25-00449K

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-000169
Division: Probate
IN RE: ESTATE OF
SALLY T. WEBB
Deceased.

The administration of the estate of Sally T. Webb, deceased, whose date of death was November 3, 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. 732.2211, 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 21, 2025.

Personal Representative:
Heather Mihalek
230 Rivers Edge Drive
Amherst, Ohio 44001
Attorney for Personal Representative:
SOUTHERN ATLANTIC LAW
GROUP, PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for Personal Representative
March 21, 28, 2025 25-00436K

FIRST INSERTION

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

CASE NO.: 2023CA000490000000
CARDINAL FINANCIAL
COMPANY, LIMITED
PARTNERSHIP

Plaintiff(s), vs.
RANDY FAUTEUX A/K/A RANDY
MICHAEL FAUTEUX; et al,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on March 3, 2025 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of April, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 38, COUNTRY TRAILS PHASE FOUR UNIT 2, RECORDED IN PLAT BOOK 90, PAGES 22, 23 AND 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND LOT 39, COUNTRY TRAILS PHASE FOUR UNIT 2, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 22, 23, 24, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 4243 Coyote Trail, Polk City, FL 33868
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.

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

Respectfully submitted,
/s/ Betsy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettawgroup.com
Attorney for Plaintiff
TDP File No. 22-009177-1
March 21, 28, 2025 25-00417K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000733
IN RE: ESTATE OF
ZARYA LITZY MALEUS,
Deceased.

The administration of the estate of ZARYA LITZY MALEUS, deceased, whose date of death was November 29, 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 21, 2025.

LEODINE DUROSIER
Personal Representative
1708 Canaan Loop
Dundee, FL 33838
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:
jrivera@hnh-law.com
March 21, 28, 2025 25-00448K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-000713-0000-XX
IN RE: ESTATE OF
RICHARD S. KENNEY
Deceased.

The administration of the estate of Richard S. Kenney, deceased, whose date of death was July 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:
Jason P. Kenney
4119 Lemon Avenue SE
Highland City, Florida 33846
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straught & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturmer@straughtturner.com
Secondary E-Mail:
ahall@straughtturner.com
March 21, 28, 2025 25-00445K

FIRST INSERTION

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

CIVIL DIVISION
Case No. 2022CA001116
Division 08
SPECIALIZED LOAN SERVICING
LLC
Plaintiff, vs.

LAKESHORE CLUB OF POLK
COUNTY HOMEOWNERS
ASSOCIATION, INC.; UNKNOWN
HEIRS, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, AND TRUSTEES OF
MARIA C. PLAUD FIGUEROA,
DECEASED; MARIA RODRIGUEZ
PLAUD, AS KNOWN HEIR OF
MARIA C. PLAUD FIGUEROA,
DECEASED; MARIELISA
RODRIGUEZ LOPEZ, AS KNOWN
HEIR OF MARIA C. PLAUD
FIGUEROA, DECEASED, JOSE
M RODRIGUEZ PLAUD, AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 6, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 322, OF LAKESHORE

CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, AT PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 3005 CLUB CIRCLE, LAKESHORE, FL 33854; 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 22, 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 March 17, 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
F328202/2116867/CMP
March 21, 28, 2025 25-00444K

PUBLISH YOUR LEGAL NOTICE

We publish all Public
sale, Estate & Court-
related notices

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

SAVE TIME



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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

--- ESTATE / ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2025-CP-000386
IN RE: ESTATE OF
DAVID JUSTICE GREEN, M.D.,
DECEASED.

The administration of the estate of David Justice Green, M.D., deceased, whose date of death was January 14, 2025, is pending in the Tenth Judicial Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 21, 2025.

Personal Representatives:

/s/ Laurie G. Barlow

Laurie G. Barlow

1903 S. Holly Lane
Tampa, FL 33629

/s/ Jillian Ann Nelson, M.D.

Jillian Ann Nelson, M.D.

1404 Timberidge Loop N.
Lakeland, FL 33809

Attorney for Personal Representative:

/s/ Mahlon H. Barlow

Mahlon H. Barlow, Esq.

Sivyer, Barlow, Watson & Haughey, P.A.

401 E. Jackson Street,

Suite 2225

Tampa, FL 33602

E-Mail Address:

mbarlow@sbwhlegal.com

E-Mail Address:

mhbassistant@sbwhlegal.com

Florida Bar No. 871117

Telephone: (813) 221-4242

March 21, 28, 2025

25-00446K

FIRST INSERTION

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

Case #: 532024CA003296000000
DIVISION: 15

Truist Bank
Plaintiff, -vs.-
Margot S. Nelson; Unknown
Spouse of Margot S. Nelson;
Servhl Underlying Trust 2019
c/o Wilmington Trust, National
Association; Power Home
Remodeling Group, LLC; Derbyshire
Homeowners' Association of Polk
County, Inc.; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 532024CA003296000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Truist Bank, Plaintiff and Margot S. Nelson are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on April 16, 2025, the following described property as set

forth in said Final Judgment, to-wit: LOT 142, DERBYSHIRE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGES 19 AND 20, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By:

ATTORNEY FOR PLAINTIFF:

LOGS LEGAL GROUP LLP

750 Park of Commerce Blvd., Suite 130

Boca Raton, Florida 33487

(561) 998-6700

(561) 998-6707

24-331595 FCO1 SUT

March 21, 28, 2025

25-00439K

FIRST INSERTION

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

CASE No.: 2025CA000150000000
SAGAPO REAL ESTATE 3 LLC,
Plaintiff, vs.

JAMES BESTER, VERONA V LLC
and ASSOCIATION POINCIANA
VILLAGES INC.,
Defendant,

TO: JAMES BESTER, and all others claiming by, through and under JAMES BESTER

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

Lot 12, Block 2, Lockwood's East Bartow Addition, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 14, of the Public Records of Polk County, Florida. a/k/a 320 9th Ave S #12, Bartow, FL 33830 ("Parcel 1").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 4/25/2025, 2025, and file the original with the Clerk of this Court

either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED this 19 day of March 2025.

Stacy M. Butterfield

Clerk of the Circuit Court

(SEAL) By: /s/ Tamika Joiner

As Deputy Clerk

J.D. Manzo

Manzo & Associates, P.A.,

Plaintiff's attorney,

4767 New Broad Street,

Orlando, FL 32814,

(407) 514-2692

Mar. 21, 28; Apr. 4, 11, 2025

25-00443K



What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

LV18237-12

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

UV20906_V27

--- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 2024CA002135000000

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. RANDY VILLANUEVA;

ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN SPOUSE OF JESSICA I. MORALES A/K/A JESSICA IVETTE MORALES; JESSICA I MORALES A/K/A JESSICA IVETTE MORALES; UNKNOWN SPOUSE OF RANDY VILLANUEVA; 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 14 day of April, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 1038, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 4-18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 36 SAWFISH LN, POINCIANA, FL 34759

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

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

Dated this 17 day of March 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 24-01535 March 21, 28, 2025 25-00438K

FIRST INSERTION

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

CASE NO.: 2024CA002569000000

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FRANK MILLS, DECEASED; ERNEST MILLS; LISA MILLS; KIMBERLY MILLS; CITY OF DAVENPORT, FLORIDA; EDDIE LEE MILLS; JEREMY MILLS; FRANKLIN MILLS; SHAYONDA MICHELLE MILLS, Defendant(s).

TO: Eddie Lee Mills Residence Unknown Jeremy Mills Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: LOT 7 AND THE WEST 9.0 FEET OF LOT 6 IN BLOCK 19 OF THE TOWN OF DAVENPORT, ACCORDING TO THE PLAT THEREOF RECORDED

IN PLAT BOOK 3, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Street Address: 105E Magnolia Street, Davenport, Florida 33837 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on Feb. 19, 2025. Stacy M. Butterfield, CPA Clerk of said Court (SEAL) By: Carolyn Mack As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:23-400371 March 21, 28, 2025 25-00425K

FIRST INSERTION

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

CIVIL DIVISION Case No.: 2024CA003845

WESTSIDE AREA PROPERTIES LLC, a Florida limited liability company, and DAVID FIELDS, individually. Plaintiffs, vs. VICTOR MANSFIELD, individually and as trustee of the Victor V. Mansfield Revocable Living Trust Dated 7/10/1984 and any unknown successor trustees to the Victor V. Mansfield Living Revocable Trust dated 7/10/1984, and ROSA X. MORALES a/k/a ROSA MORALES, Defendants.

TO: ROSA X. MORALES a/k/a ROSA MORALES. YOU ARE HEREBY NOTIFIED that an action to Quiet Title pursuant to §§ 65.061 and 95.18, Fla. Stat., on the following real property in Polk County, Florida: Site Address: 2409 W Parker Street, Lakeland, Florida 33815 Parcel ID: 23-28-15-000000-013050 Legal Description: W 100 FT OF N 100 FT OF S 125 FT OF E 225 FT OF NW 1/4 OF NE ¼

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JULIE LANDRIGAN BALL, ESQUIRE of Hardin, Ball & Tondreault, P.A., the Plaintiff's attorney, whose address is Post Office Box 3604, Lakeland, Florida, 33802-3604, on or before 4-17-25, which date shall be not less than 28 nor more than 60 days after the first publication of the Notice on Plaintiff or his or her attorney whose name appears in this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON 3-11-2025. HON. STACY M. BUTTERFIELD As Clerk of the Court (SEAL) By: Jacob Kaylor As Deputy Clerk JULIE LANDRIGAN BALL, ESQUIRE Hardin, Ball & Tondreault, P.A., the Plaintiff's attorney, Post Office Box 3604, Lakeland, Florida, 33802-3604 Mar. 21, 28; Apr. 4, 11, 2025 25-00430K

FIRST INSERTION

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

CIVIL DIVISION Case No.: 2024CA003845

WESTSIDE AREA PROPERTIES LLC, a Florida limited liability company, and DAVID FIELDS, individually. Plaintiffs, vs. VICTOR MANSFIELD, individually and as trustee of the Victor V. Mansfield Revocable Living Trust Dated 7/10/1984 and any unknown successor trustees to the Victor V. Mansfield Living Revocable Trust dated 7/10/1984, and ROSA X. MORALES a/k/a ROSA MORALES, Defendants.

TO: VICTOR MANSFIELD, individually and as trustee of the Victor V. Mansfield Revocable Living Trust Dated 7/10/1984 and any unknown successor trustees to the Victor V. Mansfield Living Revocable Trust dated 7/10/1984, and ROSA X. MORALES a/k/a ROSA MORALES, Defendants. YOU ARE HEREBY NOTIFIED that an action to Quiet Title pursuant to §§ 65.061 and 95.18, Fla. Stat., on the following real property in Polk County, Florida: Site Address: 2409 W Parker Street, Lakeland, Florida 33815 Parcel ID: 23-28-15-000000-013050 Legal Description: W 100 FT OF N 100 FT OF S 125 FT OF E 225 FT OF NW 1/4 OF NE ¼

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JULIE LAND-

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. 532024CA004681000000

Northwest Federal Credit Union Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Debra Laycock a/k/a Debra A. Laycock, Deceased; Shaun Lee Orndorff a/k/a Shaun L. Orndorff; Association of Poinciana Villages, Inc.; Poinciana Village Seven Association, Inc.; Unknown Spouse of Aristole Jobson Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Debra Laycock a/k/a Debra A. Laycock, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 18, BLOCK 1070, POINCIANA, NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE(S) 4 THROUGH 18, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before March 31, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON February 21, 2025 Stacy M. Butterfield As Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk Julie York, Esquire Brock & Scott, PLLC., Plaintiff's attorney, 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 File # 23-F00408 March 21, 28, 2025 25-00421K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 2024CA001474000000

NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, Plaintiff, vs. CARMEN LUISA CRUZ RODRIGUEZ A/K/A CARMEN CRUZ RODRIGUEZ, et al., Defendant.

TO the following Defendants: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF CARLOS RUBEN CACERES PIZARRO A/K/A CARLOS R. CACERES PIZARRO, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS 14102 Indian Creek Dr. Poinciana, FL 34759 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: CONDOMINIUM UNIT C, BUILDING 14, LAKE MARIAN GOLF RESORT CONDOMINIUM, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6080, PAGE 1358, AS AMENDED FROM TIME TO TIME, 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 McCalla Raymer Leibert Pierce, LLP, Nicholas J Vanhook, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 4-17-2025, a date which is within thirty (30) days after the first publication of this Notice in 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 demand 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 this Court this 11 day of March, 2025. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY (SEAL) By JK As Deputy Clerk Submitted by: McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com March 21, 28, 2025 25-00422K

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. 2018CA000971000000

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, Plaintiff, vs. WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL., et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated March 10, 2025, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 14TH day of APRIL, 2025, the following described property as set forth in the final judgment, to wit: LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 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 pro-

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 532024CA003412000000

Freedom Mortgage Corporation, Plaintiff, vs. George Spanos, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532024CA003412000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and George Spanos; GoodLeap, LLC are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 16th day of April, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 8 OF JAN- PHYL VILLAGE UNIT NO. 7, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 25-28-25-353900-000080 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 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 18th day of March, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F01913 March 21, 28, 2025 25-00432K

FIRST INSERTION

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

CASE NO. 2018CA000971000000

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, Plaintiff, vs. WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL., et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated March 10, 2025, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 14TH day of APRIL, 2025, the following described property as set forth in the final judgment, to wit: LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 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 pro-

vision 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. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tandè oubyen pale, rele 711. 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. Dated this 13th day of March, 2025. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 PHH4842-17/sap March 21, 28, 2025 25-00424K

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

SUBSEQUENT INSERTIONS

ESTATE/ SALES / PUBLIC SALES

FIRST INSERTION

NOTICE OF ACTION
 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CC-000838-0000-00
TEN ROCKS MHP, LLC, Plaintiff, vs. DAVID WEAVER, KATHLEEN WEAVER, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.
 TO: David Lake Weaver
 3925 North Combee Road
 Lot No. 18
 Lakeland, Florida 33805
 YOU ARE NOTIFIED that a Declaratory Action as to that certain single-wide mobile home and all personal items, appliances, and fixtures contained therein located at: 3925 North Combee Road, Lot No. 18, Lakeland, Florida 33805 has been filed against you, and you are required to serve a copy of your written defenses, if any, Default Date 4-23-25, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE HOMETOWN NEWS, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County, Florida.
 Dated: 3-17-25
 Stacy M. Butterfield
 Polk County Clerk of Court
 (SEAL) By: /s/ Antonio Sparrow
 Deputy Clerk
 Ryan J. Vatalaro, Esq., Plaintiff's attorney,
 1313 N. Howard Avenue,
 Tampa, Florida 33607
 March 21, 28, 2025 25-00426K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE COUNTY COURT, TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2019-CC-000345
ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation, Plaintiff, vs. SEAN T. MOHAMMED, DECEASED, et al., Defendant.
 NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated January 29, 2025 and entered in Case No. 2019-CC-000345, in the County Court in and for Polk County, Florida wherein ASSOCIATION OF POINCIANA VILLAGES, INC., is the Plaintiff and IAN MOHAMMED, POTENTIAL HEIR OF JESSIE L. MOHAMMED, DECEASED, LORRAINE QUADROS, POTENTIAL HEIR OF JESSIE L. MOHAMMED, DECEASED are the Defendants, I will sell to the highest bidder online at www.polk.realforeclose.com, at 10:00 A.M. on the 3th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:
 Lot 33, Block 3061, Village 7, Neighborhood 6, POINCIANA SUBDIVISION, according to the plat thereof in Plat Book 61 at Pages 29-52 of the of the Public Records of Polk County, Florida.
 Parcel Identification Number: 28-28-15-935360-052330.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 13th day of March, 2025.
 /s/ Michael J. McCabe
 Michael J. McCabe, Esq.
 Florida Bar No. 0021108
 McCabe & Ronsman
 service@flcalegal.com
 March 21, 28, 2025 25-00423K

SECOND INSERTION

NOTICE OF LIEN SALE AT PUBLIC AUCTION
 Notice is hereby given that personal property in the following units will be sold at public auction pursuant to Florida Statute §83.806. The items to be sold as described as follows: All of the personal property stored in the 3 self-storage units of Richard Bitterman comprised of various items of personal property including a collection of bicycles, toolboxes, toys, household goods, furniture, other various items of personal property, and 12 vehicles described as follows: 1957 nomad engine block no transmission; Chevrolet pickup truck (circa 1966) with engine; Frank steins T-bucket with Cadillac engine and truck chassis; International Patrol with engine (circa 1940s); Honda intruder motorcycle; 1932 roadster with engine and registration; 1970s

utility Chevrolet truck; GMC truck (circa 1960); Station Wagon (yellow, circa 1950); Chrysler 2 door (circa 1930); Ford 2 door (1946); and Honda CBR (circa 1990).
 The public auction shall be held on Monday, March 31, 2025 at 10:00 am (E.S.T.) at 402 Burns Lane, Winter Haven, Florida 33884, at Auction or other disposition.
 Auctioneer is:
 Speed King Auctions, LLC
 2200 Ewell Rd
 Lakeland, FL 33811
 (813) 389-4819
 https://www.auctionzip.com/
 FL-Auctioneers/24826.html
 Auction List:
 Richard Bitterman Units 303, 304, and 306 at 402 Burns Lane, Winter Haven, Florida 33884
 March 14, 21, 2025 25-00414K

SECOND INSERTION

NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
Case #: 2023CA004260000000 DIVISION: 8
Wells Fargo Bank, N.A. Plaintiff, vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James A. Simmons a/k/a James Allen Simmons, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; Joanna M. Burdette; Unknown Spouse of Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; Unknown Spouse of Joanna M. Burdette; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rae Carlson a/k/a Rae Freda Carlson a/k/a Rae F. Carlson a/k/a Rae F. Donelson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Julie Rae Carlson a/k/a Julie R. Carlson a/k/a Julie Rae Dowling; James A. Dowling; Susan M. Dorsett a/k/a Susie M. Dorsett a/k/a Susie M. Schnitz; Gale A. Troup; Doyle Clair Carlson a/k/a Doyle C. Carlson Jr.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA004260000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A.,

Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James A. Simmons a/k/a James Allen Simmons, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on April 7, 2025, the following described property as set forth in said Final Judgment, to-wit:
 LOTS 12 AND 13, BLOCK 63, MAP OF DAVENPORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 58, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770.
 Submitted By:
 ATTORNEY FOR PLAINTIFF:
 LOGS LEGAL GROUP LLP
 750 Park of Commerce Blvd., Suite 130
 Boca Raton, Florida 33487
 (561) 998-6700
 (561) 998-6707
 22-327292 FCO1 WNI
 March 14, 21, 2025 25-00404K

SECOND INSERTION

NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No. 2024-CA-002957
SOUTHWEST BANK, N.A., a national banking corporation, Plaintiff, v. CAROL LUCILLE JONES, an individual, HANNAH JONES, an individual, LOUISE JONES, an individual, REDWOOD HEI FINANCING TRUST I, a Delaware Statutory Trust, PROVIDENCE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, UNKNOWN SPOUSE OF CAROL LUCILLE JONES; UNKNOWN SPOUSE OF HANNAH JONES; UNKNOWN SPOUSE OF LOUISE JONES; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2, Defendants.
 NOTICE IS HEREBY GIVEN that pursuant to the Final Summary Judgment of Foreclosure rendered on February 26, 2025, in that certain cause pending in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SOUTHWEST BANK, N.A., a national banking corporation, is Plaintiff, and CAROL LUCILLE JONES, an individual, HANNAH JONES, an individual, LOUISE JONES, an individual, REDWOOD HEI FINANCING TRUST I, a Delaware Statutory Trust, PROVIDENCE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, UNKNOWN SPOUSE OF CAROL LUCILLE JONES; UNKNOWN SPOUSE OF HANNAH JONES; UNKNOWN SPOUSE OF LOUISE JONES; UNKNOWN PARTY IN POSSESSION #1;

UNKNOWN PARTY IN POSSESSION #2, are Defendants in Civil Action Case No.: 2024-CA-002957, Stacy M. Butterfield, Clerk of the aforesaid Court, will at 10:00 a.m., on Wednesday, April 2, 2025, offer for sale and sell to the highest bidder for cash via electronic sale at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes, the following described property, situate and being in Polk County, Florida to-wit:
 LOT 166, DRAYTON-PRESTON WOODS AT PROVIDENCE, according to the plat thereof, as recorded in Plat Book 138, Page 29, of the Public Records of Polk County, Florida.
 The Real Property or its addresses is commonly known as 729 BROOKSHIRE DR, DAVENPORT, FL 33837.
 The Real Property tax identification number is 131627 704003 001660.
 (the "Property"), except as herein before set forth, in accordance with Section 45.031, Florida Statutes. The "highest bidder" for purposes of this Notice of Sale is defined as the party who bids the largest amount of money to purchase the Property and who completes the sale in a timely fashion, as hereinafter set out. The one who bids the largest amount of money to purchase the Property shall be permitted to complete the sale by delivering to the Clerk, the balance of such bid, over and above the deposit, no later than 12:00 p.m. noon, Eastern Standard Time, the next business day after the sale.
 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

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.
532024CA000968000000
SUNSET POINTE PHASE TWO HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. SIMON CASTILLO MALDONADO, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure dated February 28, 2025 in Case No. 532024CA000968000000 in the Circuit Court in and for Polk County, Florida wherein SUNSET POINTE PHASE TWO HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and SIMON CASTILLO MALDONADO, 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 4, 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 72, SUNSET POINTE PHASE THREE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 8 AND 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA A/K/A: 2608 SUNSET CIRCLE, LAKE WALES, FL 33898.
 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: March 12, 2025
 FLORIDA COMMUNITY LAW GROUP, P.L.
 Attorneys for Plaintiff
 P.O. Box 292965
 Davie, FL 33329-2965
 Tel: (954) 372-5298
 Fax: (866) 424-5348
 Email: jared@flclg.com
 By: /s/ Jared Block
 Jared Block, Esq.
 Florida Bar No. 90297
 March 14, 21, 2025 25-00412K

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2025CP0007370000XX
IN RE: ESTATE OF JONG CHUL PARK Deceased.
 The administration of the estate of Jong Chul Park, deceased, whose date of death was November 2, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is March 14, 2025.
Personal Representative:
 /s/ Sun Yi Park
Sun Yi Park
 3226 170th Street
 Flushing, New York 11358
 Attorney for Personal Representative:
 /s/ Brian C. Perlin
 Brian C. Perlin, Attorney
 Florida Bar Number: 357898
 201 Alhambra Circle, Suite 503
 Coral Gables, FL 33134
 Telephone: (305) 443-3104
 Fax: (305) 443-0106
 E-Mail: brian@perlinstateplanning.com
 Secondary E-Mail: florenca@perlinstateplanning.com
 March 14, 21, 2025 25-00401K

SECOND INSERTION
RE-NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.
532023CA006279000000
CITADEL SERVICING CORPORATION, Plaintiff, vs. 1027 FANTASY LLC; EMMANUEL MOHAMMED; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
 NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed February 10, 2025 and entered in Case No. 532023CA006279000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein CITADEL SERVICING CORPORATION is Plaintiff and EMMANUEL MOHAMMED; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; 1027 FANTASY LLC; 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 April 11, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 1, FANTASY ISLAND RESORT ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 190, PAGE(S) 45 AND 46, 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 11th day of March 2025.
 /s/ Marc Granger
 Marc Granger, Esq.
 Bar. No.: 146870
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 23-01307 SM, LLC
 V6.20190626
 March 14, 21, 2025 25-00408K

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-000901
BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CAROLYN ANNETTE HOWELL AKA CAROLYN A. HOWELL, DECEASED, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 21, 2025, and entered in Case No. 2024-CA-000901 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Bank of America, N.A., is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Carolyn Annette Howell aka Carolyn A. Howell, deceased, David Curtis Howell, Jr, Individually and as Personal Representative of Estate of Carolyn Annette Howell aka Carolyn A. Howell, deceased; and as an Heir of the estate of Carolyn Annette Howell aka Carolyn A. Howell, deceased, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am

EST on the April 8, 2025 the following described property as set forth in said Final Judgment of Foreclosure:
 LOT(S) 3 AND 4, BLOCK 20 OF BRADLEY JUNCTION AS RECORDED IN PLAT BOOK 3, PAGE 9, ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 A/K/A 6960 2ND STREET BRADLEY FL 33835
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 10 day of March, 2025.
 ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 EService: servealaw@albertellilaw.com
 By: /s/ Justin Ritchie
 FL Bar # 106621
 Justin Ritchie, Esq.
 IN/24-002813
 March 14, 21, 2025 25-00407K



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

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

--- SALES / ACTIONS ---

FOURTH INSERTION

NOTICE OF ACTION FOR MODIFICATION OF CUSTODY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

Section: 13 IN THE MATTER OF: KEON BARRINGTON, Plaintiff, and EMILY RUIZ, Defendant(s). YOU ARE NOTIFIED that an action for modification has been filed against you...

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...

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA000201 SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. LIDAMAR NIEVES BUCCI, et al., Defendant(s). YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Osceola County, Florida:

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 for Lien Foreclosure and Monetary Damages. If you are a person with a disability who needs any accommodation in order to participate in this proceeding...

FOURTH 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

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.

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT FOR THE TENTH CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-001319 HHI-NFHB, LLC, Plaintiff, -vs- PRESIDENT OF HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC.; DISOCVER BANK; UNKNOWN TENANT 1, Defendant(s) Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered in the above-styled cause...

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...

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 03/28/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 CHEV mobile home bearing vehicle identification number 0763315G...

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2025CP0001300000XX IN RE: ESTATE OF: CATHERINE A. MCNAMARA a/k/a CATHERINE MCNAMARA, Deceased. The administration of the estate of CATHERINE A. MC NAMARA, deceased, whose date of death was 10/07/2023...

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-005021 MADISON PLACE SERVICE PROVIDER, LLC, Plaintiff, vs. JULIAN A. CRUZ, JULIAN CRUZ, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants, NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on January 3, 2025 and the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on February 25, 2025 in Case No. 2023-CA-005021...

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024CA000877 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-16CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-16CB Plaintiff(s), vs. ALEJANDRO QUIEL, et al, Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 14, 2025 in the above-captioned cause...

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

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 04/04/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 VICT mobile home bearing Vehicle Identification Numbers FL100850A and FL100850B and all personal items located inside the mobile home...

SECOND INSERTION

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 FOR 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.

SECOND INSERTION

County, Florida, with the following street address: 764 Madison Drive, Davenport, FL 33837. Any person claiming an interest in the surplus from the sale, if any, other than the property owners 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 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686...

SECOND INSERTION

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. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney/padgettlawgroup.com as its primary e-mail address for service...

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-002765 TRIAD FINANCIAL SERVICES, INC., Plaintiff, vs. RUSSELL S. SMITH, DANA M. CRAIG, UNKNOWN TENANT IN POSSESSION, Defendant(s). NOTICE IS HEREBY GIVEN, pursuant to the FINAL JUDGMENT OF FORECLOSURE AND FOR REESTABLISHMENT OF LOST LOAN DOCUMENTS entered in favor of Plaintiff in this cause on February 5, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, CPA, Clerk of the Circuit Court & Comptroller, will sell the property situated in Polk County, Florida described as:

Parcel ID No.: 24-28-26-242500-002207 and commonly known as 1815 Christy Lane, Lakeland, FL 33801, at public sale to the highest and best bidder for cash on May 6, 2025 at 10:00 AM, in accordance with Chapter 45, Florida Statutes, by electronic sale beginning at 10:00 AM on the prescribed date at https://polk.realforeclose.com/index.cfm. 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 within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686...

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.: 2023CA-005222-0000-00 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DAVID W. WOODWARD A/K/A DAVID WAYNE WOODWARD; GOODLEAF, LLC; UNKNOWN SPOUSE OF DAVID W. WOODWARD A/K/A DAVID WAYNE WOODWARD; 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 04 day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service. Dated this 06 day of March 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 23-01921 March 14, 2025 25-00399K

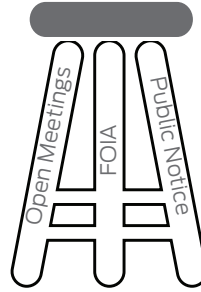
SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA-005923-0000-00 VILLAGE CAPITAL & INVESTMENT LLC Plaintiff(s) vs. THE UNKNOWN HEIRS BENEFICIARIES DEVISEES ASSIGNEES LIENORS CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD M. RENNON, RICHARD EDWARD DONAHUE, MISTY ROSE ESTHER AKA MISTY R ESTER AKA MISTY ESTER, DIANE HARRIS, TYREL JAMES HEIN, KIM RENEE PATTERSON AKA KIM RENEE RENNON, RICHARD WILLIAM RENNON AKA RICHARD W RENNON AKA RICHARD RENNON JR, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on FEBRUARY 22ND 2024 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: LOT 29, OF THE VILLAGE-LAKELAND UNIT NO. 4 ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROP-

ERTY AND INCORPORATED HEREIN AND WHICH IS INTENDED BY ALL PARTIES TO CONSTITUTE A PART OF THE REALTY AND TO PASS WITH IS SAID MOBILE HOME IS IDENTIFIED AS FOLLOW: 1989 BARRINGTON BEARING VIN NUMBERS FLFLJ33 A/B 11793BA Property Address: 432 OAK RIDGE W, LAKELAND, FL 33801 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 8 day of APRIL, 2025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 4th day of March, 2025. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By /s/ Ashley Saunders Deputy Clerk March 14, 2025 25-00405K

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

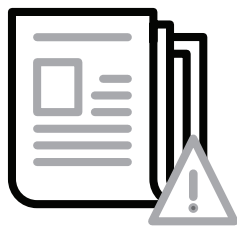
For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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

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

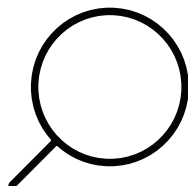


Citizens continue to learn about vital civic matters from newspaper notices.

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

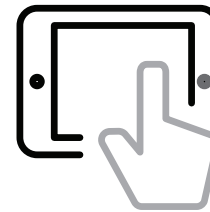
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com