

## POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

### FIRST INSERTION

#### Fictitious Name Notice

Notice is hereby given that Fleur & Lindsay LLC, desiring to engage in business under the fictitious name of Sales Squatch, located at 1225 Tupelo Trail, Haines City, FL 33844, 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 28, 2025 25-00454K

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/11/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 TITA mobile home bearing Vehicle Identification Number 273551D2531, and all personal items located inside the mobile home. Last Tenant: Paula Conine Tucker and Antonio Alvarez. Sale to be held at: Garden Gate MHP, 27881 US-27 S., Dundee, Florida 33838, (407) 552-8764.  
Mar. 28; Apr. 4, 2025 25-00468K

### 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 Clann of the Wolf located at 26 Shamrock Ave in the City of Haines City, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 21st day of March, 2025.  
Donald R. Boger  
March 28, 2025 25-00469K

### FIRST INSERTION

#### NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 532025CP0007350000XX  
IN RE: ESTATE OF JACKIE M PEDERSEN, Deceased.

The administration of the estate of JACKIE M PEDERSEN, Deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**RICHARD BOHANNON,**  
Personal Representative

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
Jennifer@srblawyers.com  
Mar. 28; Apr. 4, 2025 25-00462K

### FIRST INSERTION

#### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 532025CP0007500000XX  
IN RE: ESTATE OF WESLEY R BAUMBERGER, Deceased.

The administration of the estate of WESLEY R BAUMBERGER, Deceased, whose date of death was March 23, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**SARAH BAUMBERGER,**  
Personal Representative

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 1610TH Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
Jennifer@srblawyers.com  
Mar. 28; Apr. 4, 2025 25-00459K

### FIRST INSERTION

#### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 2024-CP-3769  
IN RE: ESTATE OF YVONNE HOBBS, Deceased.

The administration of the estate of Yvonne Hobbs, deceased, whose date of death was December 23, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 28, 2025.

**Personal Representative:**  
**ROBERT HOBBS**

150 El Dorado, Unit 110  
Winter Haven, Florida 33884  
Attorney for Personal Representative:  
DANIELLE WHITE, ESQUIRE  
Florida Bar Number: 1035906  
Veliz Katz Law  
630 North Wymore Road, Suite 330  
Maitland, FL 32751  
Telephone: (407) 849-7072  
Fax: (407) 849-7075  
E-Mail: velizkatz@velizkatzlaw.com  
Secondary E-Mail:  
jearle@velizkatzlaw.com  
Mar. 28; Apr. 4, 2025 25-00458K

### FIRST INSERTION

#### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 25-CP-000688  
IN RE: ESTATE OF JACKSON ELLJAH BRINSON-ROBERTS, Deceased.

The administration of the estate of JACKSON ELLJAH BRINSON-ROBERTS, deceased, whose date of death was December 24, 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 representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 SEC-

TION 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 Personal Representatives have 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 §§732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under 732.2211, Florida Statutes.

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

**BRITTANY THOMPSON**  
Personal Representative

725 North Chestnut Road, Unit 2  
Lakeland, FL 33815

**JEFFREY BRINSON**  
Personal Representative

5350 Pinehurst Park Drive, Unit 3071  
Charlotte, NC 28211

Robert D. Hines, Esq.

Attorney for Personal Representatives  
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

Mar. 28; Apr. 4, 2025 25-00476K

### 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 CAMP F.O.U.R. located at 304 E. PINE ST., STE. 176 in the City of LAKELAND, Polk County, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24 day of MARCH, 2025.

APPLEWOOD EDUCATION, LLC  
March 28, 2025 25-00479K

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Nestor Ovando / will engage in business under the fictitious name NAIT AIR DUCT CLEANING, with a physical address 1145 S MCADOO AVE BARTOW, FL 33830, with a mailing address 1145 S MCADOO AVE BARTOW, FL 33830, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
March 28, 2025 25-00478K

### FIRST INSERTION

#### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
Case Number: 25CP-0983  
IN RE: ESTATE OF Magellan Howard deceased.

The administration of the estate of Magellan Howard, deceased, Case Number 25CP-0983, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**/S/ Thelma Howard**  
Personal Representative

Address: 3837 Dale Street,  
Lakeland, FL 33812

**/S/ MICHAEL H. WILLISON, P.A.**  
Michael H. Willison, Esquire

114 S. Lake Avenue  
Lakeland, Florida 33801

(863) 687-0567  
Florida Bar No. 382787

mwillison@mwillison.com  
Attorney for Personal Representative

Mar. 28; Apr. 4, 2025 25-00481K

### FIRST INSERTION

#### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 2025CP000834  
Division Probate  
IN RE: ESTATE OF JOSEPH ANTHONY PATTI A.K.A. JOSEPH A. PATTI Deceased.

The administration of the Estate of Joseph Anthony Patti a.k.a. Joseph A. Patti, Deceased, whose date of death was December 19, 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 28, 2025.

**Personal Representative:**  
**/s/ Lisa Patti**

**Lisa Patti**  
3674 Via Monte Napoleone Drive  
Kissimmee, Florida 34759

Attorney for Personal Representative:

**/s/ Daniel S. Henderson**  
Daniel S. Henderson

E-Mail Addresses:  
dan@hendersonsachs.com

ana@hendersonsachs.com  
Florida Bar No. 725021

Henderson Sachs, PA  
8240 Exchange Drive, Suite C6  
Orlando, FL 32809

Telephone: 407-850-2500  
Mar. 28; Apr. 4, 2025 25-00480K

### FIRST INSERTION

#### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
File No. 2024-CP-1451  
Division: Probate  
IN RE: ESTATE OF LEMUEL BAYLIS CARNES, III Deceased.

The administration of the Estate of Lemuel Baylis Carnes, III, deceased, whose date of death was February 25, 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 sections 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 28, 2025.

**Personal Representative:**  
**/s/ Julio Castro**

**EVERCORE TRUST COMPANY, N.A.**

**By: Julio Castro**  
Its: Managing Director

Attorney for Personal Representative:

**/s/ M. Travis Hayes**  
M. TRAVIS HAYES, ESQ.

Florida Bar No. 27883  
GUNSTER, YOAKLEY & STEWART, P.A.

5551 Ridgwood Drive,  
Suite 501

Naples, Florida 34108  
Telephone: (239) 514-1000

Facsimile: (239) 594-7313  
Attorney E-Mail: thayes@gunster.com

Secondary E-Mail:  
snieder@gunster.com

Secondary E-Mail:  
jstevnson@gunster.com

Mar. 28; Apr. 4, 2025 25-00474K

## OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

HILLSBOROUGH COUNTY  
hillsclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

# Q&A

## Who benefits from legal notices?

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

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

## Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

## Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

### --- ESTATE ---

#### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 532025CP0008170000XX  
IN RE: ESTATE OF  
VICTOR MICHAEL CALAMIA JR,  
Deceased.

The administration of the estate of VICTOR MICHAEL CALAMIA JR, Deceased, whose date of death was September 3, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**KATHLEEN LOPEZ,**  
Personal Representative:

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: [Scott@srblawyers.com](mailto:Scott@srblawyers.com)  
Secondary Email:  
[Jennifer@srblawyers.com](mailto:Jennifer@srblawyers.com)  
Mar. 28; Apr. 4, 2025 25-00477K

#### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 2025CP000641  
IN RE: ESTATE OF  
DANNY MCCOMBS,  
Deceased.

The administration of the Estate of DANNY MCCOMBS, Deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 3425 Lake Alfred Rd, Winter Haven, FL 33881. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

ALL CLAIMS NOT 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 Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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

**Personal Representative:**  
**CHRISTINA LYNN LADD**

203 LENOX STREET  
LAKELAND, FL 33803  
Attorney for Personal Representative:  
BARRY A. DIAMOND, #471770  
LAW OFFICES OF  
BARRY A. DIAMOND, P.A.  
Coral Springs Professional Campus  
5541 N. University Drive, Suite 103  
Coral Springs, Florida 33067  
Telephone: (954) 752-5000  
Mar. 28; Apr. 4, 2025 25-00473K

#### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-855  
Division Probate  
IN RE: ESTATE OF  
STACY ANN POWELL  
Deceased.

The administration of the Estate of Stacy Ann Powell, deceased, whose date of death was on or about February 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 251 N. Broadway, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 28, 2025.

**Personal Representative:**

**Christina Powell**  
5017 Glen Creek Trail  
Garner, NC 27529  
Attorney for Personal Representative:  
Andrew M. Berland, Esq.  
E-Mail Addresses:  
[andrew@hendersonsachs.com](mailto:andrew@hendersonsachs.com)  
[michael@hendersonsachs.com](mailto:michael@hendersonsachs.com)  
Florida Bar No. 84030  
Henderson Sachs PA  
8240 Exchange Drive Ste., C6  
Orlando, FL 32809  
Telephone: 4078502500  
Mar. 28; Apr. 4, 2025 25-00482K

#### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
53-2025-CP-00072-0000-XX  
IN RE: ESTATE OF  
DERYL W. FUTRILL  
Deceased.

The administration of the estate of DERYL W. FUTRILL, deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Drawer CC-4, 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 28, 2025.

**Personal Representative:**

**/s/ David Fall**  
**DAVID C. FALL**  
238 N. Massachusetts Avenue  
Lakeland, Florida 33801  
Attorney for Personal Representative:  
**/s/ David Fall**  
**DAVID C. FALL**  
Florida Bar Number: 0105891  
238 N. Massachusetts Avenue  
Lakeland, Florida 33801  
Telephone: (863) 397-6065  
E-Mail: [David@DCFlegal.com](mailto:David@DCFlegal.com)  
Mar. 28; Apr. 4, 2025 25-00464K

# PUBLISH YOUR LEGAL NOTICE

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Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
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name from the menu option

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2024-CA-004267**  
**TRADITIONS AT WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MAVIS ROSETTA LORD, individually; UNKNOWN SPOUSE OF MAVIS ROSETTA LORD and ALL UNKNOWN TENANTS/OWNERS. Defendants.**  
TO: Mavis Rosetta Lord  
4118 Bedford Avenue  
Winter Haven, Florida 33884  
Unknown Spouse of Mavis Rosetta Lord  
4118 Bedford Avenue  
Winter Haven, Florida 33884  
All Unknown Tenants/Owners  
4118 Bedford Avenue  
Winter Haven, Florida 33884  
YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Polk County Florida, commonly known as 4118 Bedford Avenue, Winter Haven, Florida 33884, and more particularly described as:  
Lot 108, of Traditions Phase 1, according to the Plat thereof as recorded in Plat Book 131, at Pages 47 through 54, inclusive, of the Public Records of Polk County, Florida.  
Which has been filed against you and

you are required to serve a copy of your written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.  
This notice shall be published once a week for two consecutive weeks in the Business Observer.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED: 3-14-25  
Default Date 4-21-25  
Stacy M. Butterfield  
Clerk of the Court for Polk County, Florida  
(SEAL) By: /s/ Antonio Sparrow  
Deputy Clerk  
DI MASI | BURTON, P.A.,  
Plaintiff's attorney,  
801 N. Orange Avenue, Suite 500,  
Orlando, Florida 32801  
Mar. 28; Apr. 4, 2025 25-00451K

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA  
**CASE No.: 2025CA000050000000**  
**KOLREI INTERNATIONAL, LLC, Plaintiff, vs. R. REDDY CHAVALI, and all others claiming by, through and under R. REDDY CHAVALI, KRISHNAVENI R. CHAVALI, and all others claiming by, through and under KRISHNAVENI R. CHAVALI, ASSOCIATION OF POINCIANA VILLAGES, INC. and ASSOCIATION OF POINCIANA VILLAGE THREE ASSOCIATION, INC., Defendant,**  
TO: R. REDDY CHAVALI, and all others claiming by, through and under R. REDDY CHAVALI and KRISHNAVENI R. CHAVALI, and all others claiming by, through and under KRISHNAVENI R. CHAVALI  
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:  
Lot 10, Block 117, Poinciana Neighborhood 3, Village 3, according to the map or plat thereof, as recorded in Plat Book 52, Page(s) 19, of the Public Records of Polk County, Florida. a/k/a 520 Koala Dr, Poinciana, FL 34759.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of

Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 4-17-, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this 11 day of March 2025.  
Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) By: /s/ Jacob Kaylor  
As Deputy Clerk  
J.D. Manzo  
Manzo & Associates, P.A.,  
Plaintiff's attorney,  
4767 New Broad Street,  
Orlando, FL 32814,  
(407) 514-2692  
Mar. 28; Apr. 4, 11, 18, 2025  
25-00460K

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025CA000258000000**  
**TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEPHEN PARTAIN, DECEASED, et. al. Defendant(s),**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEPHEN PARTAIN, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 19, ALBERTA PARK ANEX REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE(S) 41, OF THE PUB-

LIC RECORDS OF POLK COUNTY, FLORIDA  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 4-21-25/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
WITNESS my hand and the seal of this Court at Polk County, Florida, this 14 day of March, 2025.  
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Antonio Sparrow  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-224278  
Mar. 28; Apr. 4, 2025 25-00471K

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025CA000330000000**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. ELLEN D. BORIS, et. al. Defendant(s),**  
TO: ELLEN D. BORIS, UNKNOWN SPOUSE OF ELLEN D. BORIS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 1 AND 2, BLOCK 6 OF MEADOVISTA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 30, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service

on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
WITNESS my hand and the seal of this Court at Polk County, Florida, this 20 day of March, 2025.  
Default Date 4-28-25  
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Ashley Saunders  
DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-259885  
Mar. 28; Apr. 4, 2025 25-00452K

FIRST INSERTION

**NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY**  
IN THE COUNTY COURT FOR THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO: 2024-CC-10456**  
**MIRABELLA HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., a not-for-profit Florida corporation, Plaintiff, vs. JESUS A LEAL MATHEUS; UNKNOWN SPOUSE OF JESUS A LEAL MATHEUS; AND UNKNOWN TENANT(S), Defendant.**  
TO: JESUS A LEAL MATHEUS  
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Lake County, Florida, more particularly described as follows:  
Lot 173 of MIRABELLA PHASE 1, according to the Plat thereof as recorded in Plat Book 184, Page(s) 26 through 30, inclusive, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.  
A/K/A 1365 Mirabella Circle, Davenport, FL 33896  
This action has been filed against you and you are required to serve a copy

of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and seal of this Court on the 19 day of March, 2025  
Default Date 4-28-25  
Stacy M Butterfield  
Circuit and County Courts  
By: /s/ Ashley Saunders  
Deputy Clerk  
MANKIN LAW GROUP  
Attorneys for Plaintiff  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
Mar. 28; Apr. 4, 2025 25-00466K

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. 2018 CA 004630**  
**Division 15**  
**R P FUNDING, INC. Plaintiff, vs. BRUCE Q. DOUGLAS SR, TIFFANY L. DOUGLAS, ELOISE COVE COMMUNITY ASSOCIATION, INC., STATE OF FLORIDA, DEPARTMENT OF REVENUE, SAMANTHA P. EBERTS, AND UNKNOWN TENANTS/OWNERS, Defendants.**  
Notice is hereby given, pursuant to the Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on March 13, 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 16, ELOISE COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
and commonly known as: 1920 ELOISE COVE DRIVE, WINTER HAVEN, FL 33884; including the building, appurtenances, and fixtures located there-

in, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on April 28, 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 20, 2025  
By: /s/ Jennifer M. Scott  
Jennifer M. Scott  
Attorney for Plaintiff  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
328728/1808262/wll  
Mar. 28; Apr. 4, 2025 25-00456K

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2024CA003566000000**  
**PLANET HOME LENDING, LLC, Plaintiff, vs. WILFREDO ALEJANDRO ALEJANDRO, et. al. Defendant(s),**  
TO: WILFREDO ALEJANDRO ALEJANDRO, UNKNOWN SPOUSE OF WILFREDO ALEJANDRO ALEJANDRO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 76, CALOOSA LAKE VILLAGE UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
AND THAT CERTAIN 2006 FLEETWOOD HOMES OF FLORIDA/BEACON HILL WITH VIN NUMBERS FL670A33106-BH21 AND FL670B33106-BH21  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before April 21, 2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
WITNESS my hand and the seal of this Court at Polk County, Florida, this 13 day of March, 2025.  
Default Date 4-28-25  
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Asuncion Nieves  
DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-220956  
Mar. 28; Apr. 4, 2025 25-00453K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 532024CA002362000000**  
**DIVISION: 15**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1, Plaintiff, vs. DORIS A. MAZE; UNKNOWN SPOUSE OF DORIS A. MAZE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).**  
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 12, 2025, in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, STACY M. BUTTERFIELD, CPA, the Clerk of Court will on APRIL 16, 2025 at 10:00 a.m. at http://www.polk.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk County, Florida:  
TRACT 4 OF THE UNRE-

CORDED PLAT OF GARDEN GROVE HARBOR DESCRIBED AS: THE EAST 115.0 FEET OF THE WEST 140.0 FEET OF THE SOUTH 80.0 FEET OF THE NORTH 355.0 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.  
Property Address: 412 LAKE NED ROAD, WINTER HAVEN, FL 33884  
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 17, 2025  
/s/ Audrey J. Dixon  
Audrey J. Dixon, Esq.  
Florida Bar No. 39288  
MCMICHAEL TAYLOR GRAY, LLC  
3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092  
Phone: (404) 474-7149  
Email: adixon@mtglaw.com  
E-Service: servicefl@mtglaw.com  
Mar. 28; Apr. 4, 2025 25-00455K

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2025CA000389000000**  
**ONSLow BAY FINANCIAL LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVIA S. PARKER, DECEASED; JOSH PARKER; ASSOCIATION OF POINCIANA VILLAGES, INC.; TUSCANY PRESERVE COMMUNITY ASSOCIATION, INC., Defendant(s).**  
TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Sylvia S. Parker, deceased 1126 Chervil Drive Poinciana, Florida 34759  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:  
LOT 64, TUSCANY PRESERVE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 150, PAGE(S) 15 THROUGH 18, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Street Address: 1126 Chervil

Drive, Poinciana, Florida 34759  
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 3-11-, 2025.  
Default Date: 4-17-25  
Stacy M. Butterfield, CPA  
Clerk of said Court  
(SEAL) By: /s/ Jacob Kaylor  
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#:25-400510  
Mar. 28; Apr. 4, 2025 25-00475K

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

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA  
CASE NO. 2023CA006686000000  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCF2 ACQUISITION TRUST,  
Plaintiff, vs.  
DIKENEL JEAN, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure dated  
December 16, 2024, and entered in  
2023CA006686000000 of the Circuit  
Court of the TENTH Judicial Circuit in  
and for Polk County, Florida, wherein  
U.S. BANK TRUST NATIONAL ASSO-  
CIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR RCF2 ACQUISITION  
TRUST is the Plaintiff and DIKENEL  
JEAN; NADINE NAPOLEAN; TER-  
RALARGO COMMUNITY ASSOCIA-  
TION, INC.; AQUA FINANCE, INC.  
are the Defendant(s). Stacy M. Butter-  
field as the Clerk of the Circuit Court  
will sell to the highest and best bidder  
for cash at www.polk.realforeclose.com,  
at 10:00 AM, on April 15, 2025, the fol-  
lowing described property as set forth  
in said Final Judgment, to wit:

LOT 191, TERRALARGO  
PHASE 3D, ACCORDING TO  
THE PLAT THEREOF, AS RE-  
CORDED IN PLAT BOOK 163,  
PAGES 38 AND 39, OF THE  
PUBLIC RECORDS OF POLK  
COUNTY, FLORIDA.  
Property Address: 3969 AQUIL-

LA DR, LAKELAND, FL 33810

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 in accordance  
with Florida Statutes, Section  
45.031.

**IMPORTANT**  
AMERICANS WITH DISABILI-  
TIES ACT. 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 Adminis-  
trator at (863) 534-4686 (voice), (863)  
534-7777 (TDD) or (800) 955-8770  
(Florida Relay Service), as much in ad-  
vance 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 en-  
able you to effectively participate in the  
court program or service.

Dated this 25 day of March, 2025.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/Amanda Murphy  
Amanda Murphy, Esquire  
Florida Bar No. 81709  
Communication Email:  
amanda.murphy@raslg.com  
23-154314 - MiM  
Mar. 28; Apr. 4, 2025 25-00484K

## FIRST INSERTION

**NOTICE OF ACTION FOR  
FORECLOSURE**

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

CASE NO.:  
532024CC009484000000  
NHC-FL 144, LLC,  
d/b/a Central Park MH & RV Resort,  
Plaintiff, vs.  
ANDREA ECHEVARRIA,  
NADARIUS MKIEL OLIVER,  
and STATE OF FLORIDA  
DEPARTMENT OF HIGHWAY  
SAFETY AND MOTOR VEHICLES,  
Defendants.

Andrea Echevarria  
Nadarius Mkiel Oliver  
1220 Rossman Drive  
Apt No. 3  
Apopka, Florida 32703

YOU ARE NOTIFIED that an action  
for foreclosure has been filed against  
you with respect to the real property  
more particularly described as the:

1501 West Commerce Avenue  
Lot No. 114  
Haines City, Florida 33844

and you are required to serve a copy of  
your written defenses, if any, to it on  
Brian C. Chase, Esq., Plaintiff's attor-  
ney, whose address is 1313 North How-  
ard Avenue, Tampa, Florida 33607,  
ON OR BEFORE A DATE WHICH IS  
WITHIN 30 DAYS OF FIRST PUB-  
LICATION OF THIS NOTICE in the

Business Observer, and file the original  
with the Clerk of this Court either  
before service on Plaintiff's attorney or  
immediately thereafter. If you fail to  
do so, a default will be entered against  
you for the relief demanded in the Com-  
plaint 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 Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

WITNESS Stacy M. Butterfield, as  
Clerk of the County Court, and the seal  
of said Court, at the Courthouse at Polk  
County Florida.

Dated: 3-17-25  
Default Date 4-23-25

STACY M. BUTTERFIELD, CPA  
Polk County Clerk of Court  
(SEAL) By: Antonio Sparrow  
Deputy Clerk

Brian C. Chase, Esq.  
Plaintiff's attorney  
1313 North Howard Avenue  
Tampa, Florida 33607  
Mar. 28; Apr. 4, 2025 25-00470K

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO  
CHAPTER 45**

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

CASE NO.:  
532024CA000194000000  
WESTERN ALLIANCE BANK,  
Plaintiff, v.

ROVINJ LLC, A FLORIDA  
LIMITED LIABILITY COMPANY,  
et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN that  
pursuant to a Final Judgment in  
Foreclosure entered on February  
26, 2025, and entered in Case No.  
532024CA000194000000 in the Cir-  
cuit Court of the 10th Judicial Circuit in  
and for Polk County, Florida, wherein  
WESTERN ALLIANCE BANK is  
Plaintiff and ROVINJ LLC, A FLORI-  
DA LIMITED LIABILITY COMPANY,  
is the Defendants. The Clerk of the  
Court, STACY M. BUTTERFIELD,  
CPA, will sell to the highest bidder for  
cash at www.polk.realforeclose.com on  
April 14, 2025 at 10:00 a.m., the fol-  
lowing described real property as set forth  
in said Final Judgment, to wit:

LOT 5, BLOCK 7, BRYAN AND  
SWEAT'S ADDITION TO  
THE TOWN OF MULBERRY,  
ACCORDING TO TH MAP  
OR PLAT THEREOF, AS RE-  
CORDED IN PLAT BOOK 1,  
PAGES 64, OF THE PUBLIC  
RECORDS OF POLK COUNTY,  
FLORIDA.

and commonly known as: 602 NW  
1ST AVE, MULBERRY, FL 33860 (the

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

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

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Christoph Hellewell,  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christoph Hellewell, Esq.  
FL Bar No.: 114230  
Any E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
fcpleadings@ghidottiberger.com  
Mar. 28; Apr. 4, 2025 25-00465K

## FIRST INSERTION

**NOTICE OF SALE  
UNDER F.S. CHAPTER 45  
IN THE COUNTY COURT IN AND  
FOR POLK COUNTY,  
FLORIDA  
CASE NO. 2024CC003252**

**ORCHID GROVE WEST  
HOMEOWNERS ASSOCIATION,  
INC., a Florida Not-For-Profit  
Corporation,  
Plaintiff, v.  
AMANDA L. LEON COLLAZO;  
LUIS R. RODRIGUEZ VEGA & ANY  
UNKNOWN PERSON(S) IN  
POSSESSION,  
Defendants.**

Notice is given that under a Final Sum-  
mary Judgment dated March 20, 2025,  
and in Case No. 2024CC003252 of  
the Circuit Court of the Tenth Judicial  
Circuit in and for Polk County, Florida,  
in which ORCHID GROVE WEST  
HOMEOWNERS ASSOCIATION,  
INC., the Plaintiff and AMANDA L.  
LEON COLLAZO & LUIS R. RODRI-  
GUEZ VEGA the Defendant(s), the  
Polk County Clerk of Court will sell to  
the highest and best bidder for cash at  
polk.realforeclose.com, at 10:00am on  
July 11, 2025, the following described  
property set forth in the Final Summary  
Judgment:

Lot 343, Orchid Grove, accord-  
ing to the plat as recorded in  
Plat Book 169, Pages 10 through  
16 of the Public Records of Polk

County, Florida.

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

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

WITNESS my hand this 20th day of  
March 2025.

By: /s/ Karen J. Wonselter  
Karen J. Wonselter, Esq.  
Florida Bar No. 140929  
WONSETLER & WEBNER, P.A.  
717 North Magnolia Avenue  
Orlando, FL 32803  
Primary E-Mail for service:  
Pleadings@kwpalaw.com  
Secondary E-Mail:  
office@kwpalaw.com  
(P) 407-770-0846 (F) 407-770-0843  
Attorney for Plaintiff  
Mar. 28; Apr. 4, 2025 25-00467K

## FIRST INSERTION

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

CASE NO.: 2024-CA-002237  
DEL VALLE HOLDINGS, LLC, a  
New Jersey limited liability company,  
Plaintiff, vs.

BUILDERS FUNDING SOURCE,  
LLC, a Florida limited liability  
company, LYNETTE QUINONES,  
an individual, and VILLA  
SORRENTO OF POLK COUNTY  
HOMEOWNERS ASSOCIATION,  
INC., a Florida corporation,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant  
to that certain Final Judgment of Fore-  
closure entered and dated February 28,  
2025, in Case No. 2024-CA-002237 of  
the Circuit Court of the Tenth Judicial  
Circuit in and for Polk County, Florida,  
in which DEL VALLE HOLDINGS,  
LLC, is the Plaintiff and BUILDERS  
FUNDING SOURCE, LLC, LYNETTE  
QUINONES, and VILLA SORRENTO  
OF POLK COUNTY HOMEOWNERS  
ASSOCIATION, INC., are Defendants,  
the Polk County Clerk of the Court will  
sell to the highest and best bidder for  
cash online at the following website:  
https://polk.realforeclose.com on Mon-  
day, April 14, 2025, at 10:00 AM EST  
the following described property as set  
forth in said Final Judgment of Fore-  
closure

Parcel:  
Lot 56, Villa Sorrento, accord-  
ing to the Plat thereof, recorded  
in Plat Book 133, Page(s) 40 and

41, of the Public Records of Polk  
County, Florida.

Property Address: 388 Villa Sor-  
rento Circle, Haines City, Florida  
33844

Parcel ID No.: 27-27-17-741007-  
000560

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 Adminis-  
trator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

Dated: March 13, 2025  
Respectfully submitted,  
NELSON MULLINS RILEY &  
SCARBOROUGH LLP  
One Biscayne Tower  
2 South Biscayne Blvd., 21st Floor  
Miami, Florida 33131  
Telephone: 305.373.9436  
Facsimile: 305.373.9443  
/s/ Justin B. Kaplan  
Justin B. Kaplan  
Florida Bar No. 33725  
justin.kaplan@nelsonmullins.com  
Mar. 28; Apr. 4, 2025 25-00486K

## FIRST INSERTION

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

CASE NO. 2023CA006467000000  
LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.

THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF MAXINE  
KELLUM, DECEASED, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-  
ant to a Final Judgment of Foreclo-  
sure dated September 04, 2024, and  
entered in 2023CA006467000000 of  
the Circuit Court of the TENTH Ju-  
dicial Circuit in and for Polk County,  
Florida, wherein LAKEVIEW LOAN  
SERVICING, LLC is the Plaintiff and  
THE UNKNOWN HEIRS, BENEFI-  
CIARIES, DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS, CREDI-  
TORS, TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTER-  
EST IN THE ESTATE OF MAXINE  
KELLUM, DECEASED; SUSAN KEL-  
LUM; BRENDA JEAN KELLUM;  
ALVIS LILLIAN KELLUM; LARRY  
KELLUM; MARVIN KELLUM are  
the Defendant(s). Stacy M. Butterfield  
as the Clerk of the Circuit Court will  
sell to the highest and best bidder for  
cash at www.polk.realforeclose.com, at  
10:00 AM, on April 14, 2025, the fol-  
lowing described property as set forth  
in said Final Judgment, to wit:

LOT 2, BLOCK 4, MAP OF  
RESUBDIVISION OF BLOCK  
3 OF C.M. MAXWELL'S SUB-  
DIVISION, A SUBDIVISION  
ACCORDING TO THE PLAT  
THEREOF RECORDED AT  
PLAT BOOK 7, PAGE 49, IN  
THE PUBLIC RECORDS OF  
POLK COUNTY, FLORIDA.

TOGETHER WITH THAT  
CERTAIN 2018 CMHM  
HOMES, INC. MANUFAC-  
TURED HOME BEARING  
TITLE # 131900980 AND VIN  
# WHC023912GA, LOCATED  
THEREON,

Property Address: 2835  
FLETCHER AVE, LAKELAND,  
FL 33803

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 in accordance  
with Florida Statutes, Section  
45.031.

**IMPORTANT**  
AMERICANS WITH DISABILI-  
TIES ACT. 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 court-  
house as possible. Please be prepared  
to explain your functional limitations  
and suggest an auxiliary aid or ser-  
vice that you believe will enable you  
to effectively participate in the court  
program or service.

Dated this 25 day of March, 2025.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/Amanda Murphy  
Amanda Murphy, Esquire  
Florida Bar No. 81709  
Communication Email:  
amanda.murphy@raslg.com  
22-025548 - MiM  
Mar. 28; Apr. 4, 2025 25-00485K

## FIRST INSERTION

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

CASE NO. 2024CA004837000000  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCF2 ACQUISITION TRUST,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF RICHARD  
SMITH, DECEASED, et al.  
Defendant(s).

TO: THE UNKNOWN HEIRS, BEN-  
EFICIARIES, DEVISEES, GRANT-  
EES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHERS WHO MAY CLAIM AN IN-  
TEREST IN THE ESTATE OF RICH-  
ARD SMITH, DECEASED,  
whose residence is unknown if he/she/  
they be living; and if he/she/they be  
dead, the unknown defendants who  
may be spouses, heirs, devisees, grant-  
ees, assignees, lienors, creditors, trust-  
ees, and all parties claiming an interest  
by, through, under or against the Defen-  
dants, who are not known to be dead or  
alive, and all parties having or claiming  
to have any right, title or interest in the  
property described in the mortgage be-  
ing foreclosed herein.

TO: KELLY SMITH A/K/A KELLY  
A. SMITH A/K/A KELLEY SMITH  
A/K/A KELLEY A. SMITH, JOHN  
SCOTT TAPLEY,  
whose residence is unknown and all  
parties having or claiming to have any  
right, title or interest in the property  
described in the mortgage being fore-  
closed herein.

YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on the  
following property:

THE NORTH 15 FEET OF

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 24CP-4317  
IN RE: ESTATE OF  
JOHN WESLEY DAVIS, Deceased  
SSN: XXX-XX-6571

The administration of the estate of  
JOHN WESLEY DAVIS, deceased,  
whose date of death was November 24,  
2024, and whose Social Security Num-  
ber is XXX-XX-6571, is pending in the  
Circuit Court for Polk County, Florida,  
Probate Division, the address of which  
is: P.O. Box 9000, Drawer CC-4, Bar-  
tow, Florida 33831-9000. The name  
and address of the personal represen-  
tative and the personal representative's  
attorney are set forth below.

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

All other creditors of the decedent

LOT 2, ALL OF LOT 3, AND  
THE SOUTH 15 FEET OF  
LOT 4, BLOCK 3 OF MARTHA  
HEIGHTS SUBDIVISION,  
ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN  
PLAT BOOK 9, PAGE 39, OF  
THE PUBLIC RECORDS OF  
POLK COUNTY, FLORIDA.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on counsel  
for Plaintiff, whose address is 6409  
Congress Ave., Suite 100, Boca Raton,  
Florida 33487 on or before 4-25-25 /  
(30 days from Date of First Publica-  
tion of this Notice) and file the original  
with the clerk of this court either before  
service on Plaintiff's attorney or im-  
mediately thereafter; otherwise a default  
will be entered against you for the relief  
demanded in the complaint or petition  
filed herein.

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

THIS NOTICE SHALL BE PUB-  
LISHED ONCE A WEEK FOR TWO  
(2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of  
this Court at Polk County, Florida, this  
18 day of March, 2025.

Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Carolyn Mack  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND  
SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-205191  
Mar. 28; Apr. 4, 2025 25-00450K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 24CP-4317  
IN RE: ESTATE OF  
JOHN WESLEY DAVIS, Deceased  
SSN: XXX-XX-6571

The administration of the estate of  
JOHN WESLEY DAVIS, deceased,  
whose date of death was November 24,  
2024, and whose Social Security Num-  
ber is XXX-XX-6571, is pending in the  
Circuit Court for Polk County, Florida,  
Probate Division, the address of which  
is: P.O. Box 9000, Drawer CC-4, Bar-  
tow, Florida 33831-9000. The name  
and address of the personal represen-  
tative and the personal representative's  
attorney are set forth below.

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

All other creditors of the decedent

and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this Court WITH-  
IN 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 28th day of March,  
2025.

Signed on this 19th day of March,  
2025.

**Personal Representative:**  
/s/ Doris Jean Davis  
Doris Jean Davis  
6071 Swallow Dr.  
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  
Mar. 28; Apr. 4, 2025 25-00463K

## 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.:  
2023-CA-006265-000000  
LAKELAND HABITAT FOR  
HUMANITY, INC.

A Florida Non-Profit Corporation,  
Plaintiff, v.  
BOBBY KELLY, DONALD SPARKS,  
CODE ENFORCEMENT BOARD  
OF THE CITY OF LAKELAND,  
FLORIDA, and UNKNOWN  
TENANTS,  
Defendants.

NOTICE IS HEREBY GIVEN pursu-  
ant to an Order Granting Motion for  
Summary 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 Clerk of the Circuit Court shall  
sell to the highest and best bidder  
for cash electronically at www.polk.  
realforeclose.com at 10:00AM on the  
17th day of April, 2025, the following  
described property as set forth in said  
Order Granting Motion for Summary  
Judgment, to wit:

LOT 5, BLOCK A, LAKE  
HUNTER TERRACE, A SUB-  
DIVISION ACCORDING TO  
THE PLAT THEREOF RE-  
CORDED AT PLAT BOOK 5,  
PAGE 28, IN THE PUBLIC  
RECORDS OF POLK COUNTY,  
FLORIDA.  
PARCEL ID: 232824-124500-  
001050

IF YOU ARE A PERSON CLAIM-  
ING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disability  
who needs 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 Adminis-  
trator

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2025CA000161000000**  
**HSBC BANK USA, N.A., AS**  
**INDEBTOR TRUSTEE FOR THE**  
**REGISTERED NOTEHOLDERS OF**  
**RENAISSANCE HOME EQUITY**  
**LOAN TRUST 2006-2,**  
**Plaintiff, vs.**

**UNKNOWN SUCCESSOR**  
**TRUSTEE OF THE CECIL D. &**  
**DOROTHY ANN SMITH LIVING**  
**TRUST; et al.,**  
**Defendant(s).**

TO: Unknown Successor Trustee of the  
Cecil D. & Dorothy Ann Smith Living  
Trust

Last Known Residence: Unknown  
TO: Unknown Beneficiaries of the Cecil  
D. & Dorothy Ann Smith Living Trust  
Last Known Residence: Unknown

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

LOTS 5 AND 8, IN BLOCK "B"  
OF VINE PARK ADDITION  
TO FORT MEADE, FLORIDA,  
ACCORDING TO THE PLAT  
THEREOF RECORDED IN  
PLAT BOOK 2, PAGE 102, OF  
THE PUBLIC RECORDS OF  
POLK COUNTY, FLORIDA,  
SAID LOTS LYING IN AND  
COMPRISED A PART OF THE  
SE ¼ OF NE ¼ OF SECTION  
34, TOWNSHIP 31 SOUTH,  
RANGE 25 EAST

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on ALDRIDGE  
PITE, LLP, Plaintiff's attorney, at 5300  
West Atlantic Avenue Suite 303 Delray  
Beach, FL 33484, on or before 4-23-25,  
and file the original with the clerk of  
this court either before service on Plain-  
tiff's attorney or immediately thereaf-  
ter; otherwise a default will be entered  
against you for the relief demanded in  
the complaint or petition.

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

Dated on 3-17, 2025.

Stacy M. Butterfield

As Clerk of the Court

(SEAL) By: /s/ Antonio Sparrow

As Deputy Clerk

ALDRIDGE PITE, LLP

Plaintiff's attorney

5300 West Atlantic Avenue

Suite 303

Delray Beach, FL 33484

1221-16444B

Ref# 10826

Mar. 28; Apr. 4, 2025

25-00472K

## FIRST INSERTION

**NOTICE OF SALE UNDER F.S.**  
**CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA

CIVIL DIVISION  
**Case No.: 2024-CA-003310**  
**NESTOR MARIANO IMPERIALE,**  
**LLC, a Florida limited liability**  
**company,**  
**Plaintiff, v.**

**CENTRAL FLORIDA**  
**CONSTRUCTION & HOME**  
**REPAIRS, LLC, a Florida limited**  
**liability company, ENRIQUE**  
**PEREZ SALDANA, POLK COUNTY**  
**CLERK OF COURTS, UNKNOWN**  
**TENANT IN POSSESSION #1,**  
**and UNKNOWN TENANT IN**  
**POSSESSION #2,**  
**Defendants.**

NOTICE IS GIVEN that, in accordance  
with the Final Judgment of Foreclosure  
dated February 20, 2025, in the above-  
styled cause, the Clerk of Court for Polk  
County, Florida will sell to the highest  
and best bidder for cash online at www.  
polk.realforeclose.com at 10:00 a.m. on  
April 8, 2025, the following described  
property:

Lot 12, Block B, MONEYTREE  
RANCHETTES SUBDIVISION  
PHASE THREE REPLAT UNIT  
TWO, a subdivision according to  
the plat thereof recorded in Plat  
Book 74, Page 16 and 17, of the  
Public Records of Polk County,  
Florida.  
Together With 1984 CATA dou-

blewied mobile home with VIN  
No. 5053A & 5053B and Title  
No. 40414352 & 40404546.

ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM 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 Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this noti-  
fication if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

Dated:

STACEY M. BUTTERFIELD, CPA

Clerk of Courts & Comptroller,

Polk County

FRANK CHARLES MIRANDA, P.A.

/s/ Melissa N. Champagne

Melissa N. Champagne, Esquire

F.B.N.: 77395

3226 W. Cypress St.

Tampa, FL 33607

Telephone: 813-254-2637

Primary Email: melissa@fcmllaw.com

Secondary Email: diana@fcmllaw.com

Attorney for Plaintiff

Mar. 28; Apr. 4, 2025

25-00461K

## SUBSEQUENT INSERTIONS

## --- ACTIONS ---

## SECOND 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,**  
**GRANTEES, 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;**  
**SHAVONDA 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 follow-  
ing described property in Polk County,  
Florida:

LOT 7 AND THE WEST 9.0  
FEET OF LOT 6 IN BLOCK 19  
OF THE TOWN OF DAVEN-  
PORT, ACCORDING TO THE  
PLAT THEREOF RECORDED

IN PLAT BOOK 3, PAGES 58  
AND 59, OF THE PUBLIC RE-  
CORDS 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 writ-  
ten defenses, if any, to it on McCabe,  
Weisberg & Conway, LLC, Plaintiff's  
attorney, whose address is 3222 Com-  
merce 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 en-  
tered against you for the relief demand-  
ed in the complaint or petition.

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

Dated 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

## SUBSEQUENT INSERTIONS

## --- ACTIONS / SALES / ESTATE / 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 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, Auburn-  
dale, Florida 33823, 863-667-0275.

March 21, 28, 2025

25-00447K

## SECOND 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 pend-  
ing in the Circuit Court for Polk County,  
Florida, Probate Division, the address  
of which is 255 North Broadway Ave-  
nue, Bartow, Florida 33830. The names  
and addresses of the personal repre-  
sentative and the personal repre-  
sentative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this  
notice is March 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

Straughn & Turner, P.A.

Post Office Box 2295

Winter Haven, Florida 33883-2295

Telephone: (863) 293-1184

Fax: (863) 293-3051

E-Mail: mtturner@straughnturner.com

Secondary E-Mail:

ahall@straughnturner.com

March 21, 28, 2025

25-00445K

## SECOND 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 Di-  
vision, the address of which is 255 N.  
Broadway Avenue, Bartow, FL 33830.  
The names and addresses of the per-  
sonal representative and the personal  
representative's attorney are set forth  
below.

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

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

The personal representative has no

duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
applies, or may apply, unless a writ-  
ten 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 SEC-  
TION 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:

jrvera@hnh-law.com

March 21, 28, 2025

25-00448K

## SECOND 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,

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

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

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

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

The date of first publication of this  
notice is March 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

## SECOND 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 fol-  
lowing real property in Polk County,  
Florida:

Site Address: 2409 W Parker  
Street, Lakeland, Florida 33815

Parcel ID: 23-28-15-000000-

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

## SECOND 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,  
Defendants,**  
**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, individu-  
ally and as trustee of the Victor V. Man-  
sfield Revocable Living Trust Dated  
7/10/1984 and any unknown successor  
trustees to the Victor V. Mansfield Liv-  
ing Revocable Trust dated 7/10/1984,  
any unknown heirs, spouses or assigns.  
YOU ARE HEREBY NOTIFIED that  
an action to Quiet Title pursuant to §§  
65.061 and 95.18, Fla. Stat., on the fol-  
lowing 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 1/4

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

RIGAN 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 Plain-  
tiff's attorney or immediately thereaf-  
ter; 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 or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

DATED 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

25-00431K

## SECOND 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 pursu-  
ant to the Final Judgment and/or Order  
Rescheduling Foreclosure Sale, entered  
in Case No. 532024CA003412000000  
of the Circuit Court of the TENTH Ju-  
dicial Circuit, in and for Polk County,  
Florida, wherein Freedom Mortgage  
Corporation is the Plaintiff and George  
Spanos; GoodLeap, LLC are the De-  
fendants, that Stacy M. Butterfield,  
Polk County Clerk of Court will sell to  
the highest and best bidder for cash at,  
www.polkrealeforeclose.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 disabili-  
ty who needs assistance in order to  
participate in a program or service of  
the State Courts System, you should  
contact the Office of the Court Ad-  
ministrator at (863) 534-4686 (voice),  
(863) 534-7777 (TDD) or (800) 955-  
8770 (Florida Relay Service), as much  
in advance of your court appearance  
or visit to the courthouse as possible.  
Please be prepared to explain your  
functional limitations and suggest an  
auxiliary aid or service that you  
believe will enable you to effectively  
participate in the court program or  
service.

Dated this 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. 321106  
File # 24-F01913  
March 21, 28, 2025 25-00432K

## SECOND 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**

**Trust Bank  
Plaintiff, vs.-  
Margot S. Nelson; Unknown  
Spouse of Margot S. Nelson;  
Serrval 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 Trust 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.polkrealeforeclose.  
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, AC-  
CORDING 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 IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM 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 Admi-  
nistrator, (863) 534-4686, at least 7 days  
before your scheduled court appearance  
or immediately upon receiving this no-  
tification 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 FC01 SUT  
March 21, 28, 2025 25-00439K

## SECOND 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.polkrealeforeclose.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 RE-  
CORDED 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 pro-  
vision of certain assistance. Please con-  
tact the Office of the Court Administra-  
tor, 255 N. Broadway Avenue, Bartow,  
Florida 33830, (863) 534-4686, at least

7 days before your scheduled court ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.

Si usted es una persona minusválida  
que necesita algún acomodamiento  
para poder participar en este proced-  
imiento, 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  
Administrative, 255 N. Broadway Ave-  
nue, 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 pa-  
tisipe 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  
Administrative, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686 nan 7 jou anvan dat ou  
gen randevou pou parèt nan tribinal  
la, oubyen imedyatman apre ou fin  
resevwa konvokasyon an si lè ou gen  
pou w parèt nan tribinal 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

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 25CP-0836  
IN RE: ESTATE OF  
WILLIAM ROBERT GALOCI,  
Deceased  
SSN: XXX-XX-9108**

The administration of the estate of  
WILLIAM ROBERT GALOCI, de-  
ceased, whose date of death was No-  
vember 7, 2024, and whose Social  
Security Number is XXX-XX-9108,  
is pending in the Circuit Court for  
Polk County, Florida, Probate Divi-  
sion, 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 de-  
mands against decedent's estate on  
whom a copy of this notice is required  
to be served must file their claims with  
this Court WITHIN THE LATER OF  
THREE (3) MONTHS AFTER THE  
TIME OF THE FIRST PUBLICATION  
OF THIS NOTICE OR THIRTY (30)  
DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.

All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this Court WITH-  
IN 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.

Notified on this 19th day of March,  
2025.

**Personal Representative:**

/s/ Nancy Girton

Nancy Girton

1219 O'Doniel 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

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

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

The personal representative has no  
duty to discover whether any property

held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
applies, or may apply, unless a written  
demand is made by a creditor as spec-  
ified under s. 732.2211, Florida Statutes.

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

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. Hartt, 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:

rhartt@hnh-law.com

March 21, 28, 2025 25-00427K

## SECOND 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.polkrealeforeclose.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 RE-  
CORDED 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 con-  
tact the Office of the Court Administra-  
tive, 255 N. Broadway Avenue, Bartow,  
Florida 33830, (863) 534-4686, at least  
7 days before your scheduled court ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.

Si usted es una persona minusválida  
que necesita algún acomodamiento  
para poder participar en este proced-  
imiento, 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  
Administrative, 255 N. Broadway Ave-  
nue, 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 bez-  
wen 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  
Administrative, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686 nan 7 jou anvan dat ou  
gen randevou pou parèt nan tribinal  
la, oubyen imedyatman apre ou fin  
resevwa konvokasyon an si lè ou gen  
pou w parèt nan tribinal 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 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

## SECOND INSERTION

**NOTICE OF SALE  
IN THE CIRCUIT CIVIL COURT OF  
THE TENTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR POLK  
COUNTY  
CIVIL DIVISION  
Case No. 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 Fi-  
nal Judgment of Foreclosure for Plain-  
tiff 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, Flor-  
ida described as:

LOTS 12, 13 AND 14, BLOCK C,  
MCFADDEN & JENKINS AD-  
DITION, ACCORDING TO THE  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 34, PAGE 50,  
OF THE PUBLIC RECORDS OF  
POLK COUNTY, FLORIDA, BE-  
ING 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  
FLHMBC1564483828B

and commonly known as: 7008 HOL-  
LY DRIVE, BRADLEY, FL 33835;  
including the building, appurtenanc-  
es, and fixtures located therein, at  
public sale at 10:00 A.M., on-line at  
www.polkrealeforeclose.com on April  
22, 2025 to the highest bidder for cash  
after giving notice as required by Sec-  
tion 45.031 F.S.

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

AMERICANS WITH DISABILI-  
TIES ACT. If you are a person with a  
disability who needs any accommo-  
dation 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 ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice  
impaired, call 711.

Dated : March 12, 202

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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT, TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
**CASE NO.: 2019-CC-000345**  
**ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation, Plaintiff, 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@fcalegal.com  
 March 21, 28, 2025 25-00423K

SECOND INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA**  
**CASE No.: 2025CA00015000000**  
**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

SECOND 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 PISARCZYK, 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, WOODBRIDGE, 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

SECOND 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 HOME-

TOWN 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

SECOND 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.  
 Siyver, Barlow, Watson & Haughey, P.A.  
 401 E. Jackson Street,  
 Suite 2225  
 Tampa, FL 33602  
 E-Mail Address:  
 mbarlow@sbwhlegal.com  
 E-Mail Address:  
 mhassistant@sbwhlegal.com  
 Florida Bar No. 871117  
 Telephone: (813) 221-4242  
 March 21, 28, 2025 25-00446K

SECOND 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. 0066/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 BROWN 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 S. 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

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
**GENERAL JURISDICTION DIVISION**  
**Case No. 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 Aristotle 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

SECOND 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@padgettlawgroup.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**  
**BETSY FALGAS, ESQ.**  
 Florida Bar # 76882  
 6267 Old Water Oak Road, Suite 203  
 Tallahassee, FL 32312  
 (850) 422-2520 (telephone)  
 (850) 422-2567 (facsimile)  
 attorney@padgettlawgroup.com  
 Attorney for Plaintiff  
 TDP File No. 22-009177-1  
 March 21, 28, 2025 25-00417K

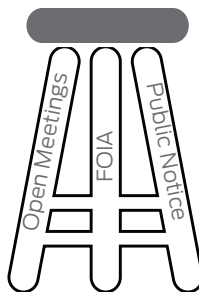
SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA**  
**CIVIL DIVISION:**  
**CASE NO.:**  
**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  
 ervice@decubaslewis.com  
 24-01535  
 March 21, 28, 2025 25-00438K

# 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**



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**



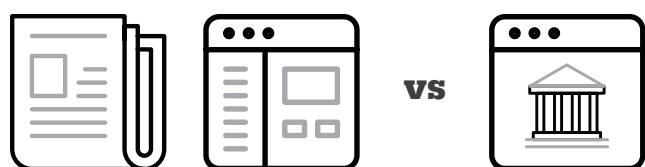
**Independence**



**Verifiability**



**Archivability**



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**

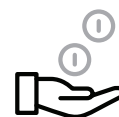


Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

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



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

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

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