

## POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

## FIRST INSERTION

## FICTITIOUS NAME NOTICE

Notice is hereby given that Del-Air Heating, Air Conditioning and Refrigeration, LLC, owner(s) desiring to engage in business under the fictitious name of "Keystone Energy & Power" located in Polk, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 4, 2025 25-00491K

## FIRST INSERTION

## Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Bulb Vault located at 128 Perry Dr, in the County of Polk, in the City of Haines City, Florida 33844 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Haines City, Florida, this 28th day of March, 2025.

Heaven Perry  
April 4, 2025 25-00495K

## FIRST INSERTION

## NOTICE OF PUBLIC SALE:

Notice is hereby given that on 04/26/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: S & S TRUCK AND TRAILER REPAIR, LLC Location: 4197 CRUMP ROAD WINTER HAVEN, FL 33881 Tel: 813-697-1791 IFD0W5HT6KED43407 2019 FORD 6358.39 MV87877

April 4, 2025 25-00498K

## FIRST INSERTION

## Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, David Caruso Enterprises, LLC, a Florida limited liability company, desires to engage in business under the fictitious name of Statewide Custom Cabinets of Florida, at 38535 Palm Grove Drive, Zephyrhills, FL 33542. Notice is further given that the undersigned intends to register this fictitious name with the Florida Department of State, Division of Corporations, Tallahassee, Florida.

Dated: 3/28/25  
David Caruso Enterprises, LLC  
A Florida limited liability company  
By: /s/ Anne Caruso  
Name: Anne M. Caruso  
Title: Member  
April 4, 2025 25-00499K

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/18/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2003 HMMT mobile home bearing the vehicle identification numbers FLHMB166049756A and FLHMB166049756B and all personal items located inside the mobile home. Last Tenant: Juliana Ideliz Torres Diaz. Sale to be held at: Palm Key Village, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

April 4, 11, 2025 25-00521K

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

ADVERTISEMENT OF SAID NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Monday the 28th day of April 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 East Memorial Boulevard, Lakeland, FL, 33801. Daniels, Destiny bunkbed, shoe boxes, boxes, clothing, toys, stuffed animals. Forestal, Anthony Grill, machine, misc boxes. Speed, Gow Outdoor fan, keyboard, drum set, table, chairs, misc furniture. Munoz, Luis Ladders, Tools, Saw, Paint Supplies, Suitcase, Hose, Leaf Blower, Skateboard. Sale is subject to cancellation in the event of settlement between owner and obligated party

April 4, 11, 2025 25-00508K

## FIRST INSERTION

## CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors (the "Board") of the Cedar Crossings Community Development District (the "District") will hold a special meeting on April 23, 2025 at 1:00 p.m., at the Oakland Neighborhood Center, 915 Ave. E, Haines City, FL 33844 for the purpose of considering the Fiscal Year 2026 proposed budget and any other business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during normal business hours.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager  
April 4, 2025 25-00494K

## FIRST INSERTION

## HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET MEETING

The Board of Supervisors ("Board") of the Highland Meadows II Community Development District ("District") will hold a Budget Meeting on Tuesday, April 15, 2025, at 4:30 p.m. at the Shamrock First Baptist Church, located at 2661 Marshall Rd., Haines City, FL 33844. The purpose of the meeting is to discuss the budget and any other business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: www.highlandmeadows2cdd.com. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Zoom at: https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode: 54321, or by dialing 1-305-224-1968, Meeting ID: 390 048 0969, Passcode: 54321.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager Larry Krause with Breeze, via phone at (813) 565-4663 or via email at larry@breezeshome.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

Larry Krause  
District Manager  
Highland Meadows II Community Development District

April 4, 2025 25-00506K

## FIRST INSERTION

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

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, April 16, 2025, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

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

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

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

Jane Gaarlandt  
District Manager  
April 4, 2025 25-00507K

## 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 Local Small Business Spotlight located at 3616 Harden Blvd. #175 in the City of Lakeland, Polk County, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of March, 2025.  
Shane Clayton  
April 4, 2025 25-00512K

## 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 DM luxTravel located at 1721 Staunton ave in the City of lakeland, Polk County, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of April, 2025.  
Dianelys Molina  
April 4, 2025 25-00518K

## FIRST INSERTION

## GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 REGULAR BOARD OF SUPERVISORS' MEETINGS

The Board of Supervisors ("Board") of the Groves at Lake Marion Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2025 at 11:00 a.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850 on the following dates:

April 9, 2025  
May 14, 2025  
June 11, 2025  
July 9, 2025  
August 13, 2025  
September 10, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager  
April 4, 2025 25-00520K

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that ALMENDA EUSOPHE will engage in business under the fictitious name A.F MULTI SERVICE, with a physical address 1622 3RD ST NW APT 9WINTER HAVEN, FL 33881, with a mailing address 1622 3RD ST NW APT 9WINTER HAVEN, FL 33881, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

April 4, 2025 25-00502K

## 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 APPLE BLOSSOM K-12 HOME TESTING 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 29th day of March, 2025.  
APPLEWOOD EDUCATION, LLC  
April 4, 2025 25-00503K

## FIRST INSERTION

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

## Case No. 2025CP0008270000XX IN RE: ESTATE OF DONALD E. MOORE, Deceased.

The administration of the estate of DONALD E. MOORE, deceased, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer - client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an

order of final discharge of the personal representative or 1 year after service of the notice of administration.

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.215 WITHIN THE TIME REQUIRED BY LAW, which is on or before the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

## Personal Representative: /s/ George M. Purtill, Esq. George M. Purtill, Esq.

Attorney for Personal Representative: /s/ Alexis B. Diaz Alexis Bucelo Diaz, Esq. BUCELO DIAZ LAW PLLC Attorney for Petitioner 2645 Executive Park Drive, Suite 643 Weston, FL 33331 Telephone: (954) 399-1910 Email Address: adiaz@bucelodiaz.com Florida Bar No. 86918  
April 4, 11, 2025 25-00487K

## FIRST INSERTION

## NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 32025CP0005510000XX IN RE: ESTATE OF CAROL SUSAN LEIGHTON Deceased.

The administration of the estate of CAROL SUSAN LEIGHTON, deceased, whose date of death was October 1, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 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.

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

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative: LORI ANN LEIGHTON 102 CLAYTON AVE CELEBRATION, Florida 34747 Attorney for Personal Representative: Christi Leigh McCullars, Esq., Attorney Florida Bar Number: 115767 PO Box 471448 Lake Monroe, FL 32747 Telephone: (321) 662-5377 Fax: (407) 268-1584 E-Mail: christi@mcullarslaw.com Secondary E-Mail: eservice@mcullarslaw.com  
April 4, 11, 2025 25-00489K

### OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY  
[manateeclerk.com](http://manateeclerk.com)

SARASOTA COUNTY  
[sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY  
[charlotteclerk.com](http://charlotteclerk.com)

LEE COUNTY  
[leeclerk.org](http://leeclerk.org)

COLLIER COUNTY  
[collierclerk.com](http://collierclerk.com)

HILLSBOROUGH COUNTY  
[hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY  
[pascoclerk.com](http://pascoclerk.com)

PINELLAS COUNTY  
[mypinellasclerk.gov](http://mypinellasclerk.gov)

POLK COUNTY  
[polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY  
[myorangeclerk.com](http://myorangeclerk.com)

## SAVE TIME

Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com) • Deadline Wednesday at noon • Friday Publication

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

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
PROBATE FILE NO.  
53-2024-CP-003957-0000-XX  
IN RE: Estate of  
J NELSON JELDRES,  
Deceased.**

The administration of the estate of J Nelson Jeldres, deceased, whose date of death was June 18, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is April 4, 2025.

**Personal Representative:**

/s/ Ariane Jeldres

Ariane Jeldres

16 Rena's Way

Dennis, Massachusetts 02638

Attorney for Personal Representative:

/s/ Amy L. Phillips

AMY L. PHILLIPS

Attorney for Petitioner

Florida Bar No. 91682

P.O. Box 4397

Winter Haven, FL 33885

(863) 268-8292

amy@amyphillipspllc.com

April 4, 11, 2025

25-00497K

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 2025CP0008270000XX  
IN RE: ESTATE OF  
DONALD E. MOORE,  
Deceased.**

The administration of the estate of DONALD E. MOORE, deceased, whose date of death was November 20, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 4, 2025.

**Personal Representative:**

/s/ George M. Purtil

George M. Purtil, Esq.

Attorney for Personal Representative:

/s/ Alexis B. Diaz

Alexis Bucelo Diaz, Esq.

BUCELO DIAZ LAW PLLC

Attorney for Petitioner

2645 Executive Park Drive, Suite 643

Weston, FL 33331

Telephone: (954) 399-1910

Email Address:

adiaz@bucelodiaz.com

Florida Bar No. 86918

April 4, 11, 2025

25-00488K

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
53-2025-CP-000949-0000-XX  
Division 14  
IN RE: ESTATE OF  
ROGER LEE MOUBRAY  
Deceased.**

The administration of the estate of Roger Lee Moubray, deceased, whose date of death was January 16, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is April 4, 2025.

**Personal Representative:**

Matthew P. Moubray

7122 Lesourdville West Chester

Road

Liberty Township, Ohio 45011

Attorney for Personal Representative:

L. Caleb Wilson, Attorney

Florida Bar Number: 73626

Craig A. Mundy, P.A.

4927 Southfork Drive

Lakeland, Florida 33813

Telephone: (863) 647-3778

Fax: (863) 647-4580

E-Mail: caleb@mundylaw.com

April 4, 11, 2025

25-00510K

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN  
AND FOR POLK COUNTY, FLORIDA  
CASE NO.: 2024CA002113000000  
MORTGAGE LENDERS  
INVESTMENT TRADING  
CORPORATION, DBA R P  
FUNDING,  
Plaintiff, vs.  
AMANDA BRAGG; CITY OF  
LAKELAND, FLORIDA; ANY AND  
ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH,  
UNDER AND AGAINST THE  
HEREIN NAMED INDIVIDUAL  
DEFENDANT(S) WHO ARE NOT  
KNOWN TO BE DEAD OR ALIVE,  
WHETHER SAID UNKNOWN  
PARTIES MAY CLAIM AN  
INTEREST AS SPOUSES, HEIRS,  
DEWISEES, GRANTEEES, OR  
OTHER CLAIMANTS  
Defendant(s).**

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

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.

com on May 20, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

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

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

**IMPORTANT**

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

Dated this 24th day of March, 2025.

ALDRIDGE PITE, LLP

Attorney for Plaintiff

5300 West Atlantic Avenue

Suite 303

Delray Beach, FL 33484

Telephone: 561-392-6391

Facsimile: 561-392-6965

By: /s/ John J. Cullaro

John J. Cullaro

2025.03.24 10:50:35-04'00'

FBN: 66699

Primary E-Mail:

ServiceMail@aldridgepite.com

1100-983B

April 4, 11, 2025

25-00516K

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
Case No. 2024CA000230000000  
US Bank Trust National Association,  
Not In Its Individual Capacity But  
Solely As Owner Trustee For  
VRMTG Asset Trust,  
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 Edwin  
R. Jimenez Sr. a/k/a Edwin Jimenez  
Sr. a/k/a Edwin Jimenez, Deceased,  
et al.,  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000230000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Edwin R. Jimenez Sr. a/k/a Edwin Jimenez Sr. a/k/a Edwin Jimenez, Deceased; Gladys E. Santiago a/k/a Gladys Santiago Jimenez; Edwin Ramon Jimenez Jr. a/k/a Edwin Jimenez Jr.; Valerie Ann Jimenez a/k/a Valerie A. Jimenez; L.F.J., a minor child by and through his mother and natural guardian, Gladys E. Santiago; A.R.J., a minor child by and through her mother and natural guardian, Gladys E. Santiago; Raquel Jimenez; Royal Ridge Homeowners' Association, Inc. are the Defendants, that Stacy M. Butterfield,

Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 27th day of May, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 251, ROYAL RIDGE PHASE III, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE(S) 39 AND 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
TAX ID: 27-26-20-706015-002510

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

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

Dated this 31st 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 # 23-F01982

April 4, 11, 2025

25-00509K

## FIRST INSERTION

**NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA  
CASE NO.: 2025-CA-0458  
S&K BIMINI BAY HOLDINGS LLC,  
Plaintiff, v.  
WEI LI; ET AL.,  
Defendants.**

To: WEI LI; CHUNLEI LU; LESLIE KINDER, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE FOR SARAH BAUER:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

BALMORAL ESTATES PHASE 2 PB 164 PG 1-5 LOT 141 More commonly known as: 128 Angela's Avenue, Haines City, FL 33844 AND RICHLAND MANOR UNIT 3 PB 42 PG 47 BLK P LOT 4 More commonly known as: 565 Forrest Drive, Bartow, FL 33830

has been filed by Plaintiff, S&K BIMINI BAY HOLDINGS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204,

Jacksonville, FL 32224, (904)620-9545 on or before May 8 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 1 day of April, 2025.

Stacy M. Butterfield

Clerk of the Circuit Court

(SEAL) By: Antonio Sparrow

Deputy Clerk

Alisa Wilkes, Esq.

Wilkes & Mee, PLLC

13400 Sutton Park Dr. S., Suite 1204

Jacksonville, FL 32224

April 4, 11, 18, 25, 2025

25-00519K

## FIRST INSERTION

**NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR POLK  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 2024CA002246000000  
NEW RESIDENTIAL MORTGAGE,  
LLC,  
Plaintiff, vs.  
ZEHRA Y SHARKS A/K/A ZEHRA  
YASMEEN SHARKS A/K/A Z. Y.  
SHARKS, et al.,  
Defendant.**

To: ZEHRA Y SHARKS A/K/A ZEHRA YASMEEN SHARKS A/K/A Z. Y. SHARKS 823 CHAMBERLAIN LOOP, LAKE WALES, FL 33853 UNKNOWN SPOUSE OF ZEHRA Y SHARKS A/K/A ZEHRA YASMEEN SHARKS A/K/A Z. Y. SHARKS 823 CHAMBERLAIN LOOP, LAKE WALES, FL 33853

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 31, CROWNE POINT PHASE I, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 85, AT PAGE(S) 30 & 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

Witness my hand and seal of said Court on the 18 day of March, 2025.

Default Date: 4-25-25

STACY BUTTERFIELD, CPA

CLERK OF COURT OF

POLK COUNTY

As Clerk of the Court

(SEAL) BY: Carolyn Mack

Deputy Clerk

Sara Collins, Esq.,

McCalla Raymer Leibert Pierce, LLP,

225 East Robinson Street, Suite 155,

Orlando, FL 32801

24-09453FL

April 4, 11, 2025

25-00492K

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP0009820000XX  
IN RE: ESTATE OF  
FELUSTER ELDER  
Deceased.**

The administration of the estate of Feluster Elder, deceased, whose date of death was October 1, 2018, 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 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 04/04/2025.

**Personal Representative:**

Krista Elder

--- ESTATE / SALES ---

FIRST INSERTION

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

**CASE NO.: 2024-CA-000417**  
**NEW DAY FINANCIAL, LLC,**  
**Plaintiff, vs.**  
**DON MICHAEL HULL, et al.,**  
**Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on March 25, 2025, in Case No. 2024-CA-000417 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein NEW DAY FINANCIAL, LLC is Plaintiff, and DON MICHAEL HULL, HAMPTON HILLS SOUTH HOMEOWNERS ASSOCIATION, INC, and UNKNOWN SPOUSE OF DON MICHAEL HULL are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 29th day of April 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOT NO. 8, IN BLOCK NO. 22, OF HAMPTON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140,

PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 3651 MADBURY CIR, LAKELAND, FL 33810 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 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 27th day of March 2025

Sokolof Remtulla, LLP  
By /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.  
Florida Bar No.: 73863

SOKOLOF REMTULLA, LLP  
6801 Lake Worth Road, Suite 100E  
Greenacres, FL 33467

Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff

April 4, 11, 2025 25-00500K

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. 532024CA003743000000**  
**LANDINGS LAKESIDE HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation,**  
**Plaintiff, VS.**

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

NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure dated March 17, 2025 in Case No. 532024CA003743000000 in the Circuit Court in and for Polk County, Florida wherein LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF EDDIE KING, DECEASED, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on APRIL 18, 2025. ( ) www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 419, LAKESIDE LANDINGS PHASE ONE ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 147, PAGES 45-55 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 5820 MARSH LANDING DR WINTER HAVEN, FL 33881.

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 30, 2025

FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff  
P.O. Box 292965  
Davie, FL 33329-2965  
Tel: (954) 372-5298  
Fax: (866) 424-5348  
Email: jared@fclg.com  
By: /s/ Jared Block Jared Block, Esq.  
Florida Bar No. 90297  
April 4, 11, 2025 25-00504K

FIRST INSERTION

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

**File No. 2024-CP-003330-0000-XX**  
**IN RE: ESTATE OF LINDA GALE TURNER,**  
**Deceased.**

The administration of the estate of Linda Gale Turner, deceased, whose date of death was December 3, 2021, 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.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

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

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

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

The date of first publication of this notice is April 4, 2025.

**Personal Representative:**  
**Diedra Dawn Hanson**  
2490 Shoff Lane  
Melbourne, Florida 32940

Attorney for Personal Representative: PIERRE A.L. MOMMERS, Attorney-At-Law, P.A.  
2020 W. Eau Gallie Blvd., Suite 106  
Melbourne, Florida 32935  
Telephone: (321) 751-1000  
Fax: (321) 751-1001  
E-Mail:

Pierre@mommerscolombo.com  
Secondary E-Mail:  
Sherill@mommerscolombo.com

THOMAS J. HERBERT, Esquire  
Florida Bar Number :021675  
PIERRE A.L. MOMMERS, Esquire  
Florida Bar Number: 080731  
April 4, 11, 2025 25-00493K

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.: 532022CA002707000000**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, v.**

**ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ALFRED B. GIFFORD, DECEASED, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 14, 2025, and entered in Case No. 532022CA002707000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ALFRED B. GIFFORD, DECEASED, are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on April 17, 2025 at 10:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 714, POINCIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 27-42 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 02/21/1997, RE-

CORDED 02/27/1997, FROM ANNY MARY TARBELL, AN UNREMARIED WIDOW, TO ALFRED B. GIFFORD A SINGLE PERSON AND ROSALEE ANN CRIANZA, A SINGLE PERSON, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, RECORDED IN BOOK 3802, PAGE 292.

TAX ID: 28-27-25-934060-071405  
and commonly known as: 741 PARROT CT., KISSIMMEE, FL 34759 (the "Property").

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

**IMPORTANT**

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

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578

By: /s/ Christophal Hellewell  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
fcpleadings@ghidottiberger.com  
April 4, 11, 2025 25-00505K

FIRST INSERTION

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

**CIVIL ACTION**  
**CASE NO. 2024-CA-001777**  
**SUNCOAST CREDIT UNION,**  
**Plaintiff, v.**  
**ARIOSTO LUIS RODRIGUEZ;**  
**LORENA BENJAMIN; and ANY UNKNOWN PERSONS IN POSSESSION,**  
**Defendants.**

NOTICE IS HEREBY given that, pursuant to Final Judgment entered in this cause in the Circuit Court of Polk County, Florida, the Clerk of the Circuit Court of Polk County, Florida will sell at public sale to the highest and best bidder for cash, online at: www.polk.realforeclose.com, on April 30, 2025 at 10:00 A.M. EST the property situated in Polk County, Florida described as follows:

Lot 84, Dove Hollow, according to the map or plat thereof, as recorded in Plat Book 73, Page(s) 45, 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 in accordance with Florida Statutes, Section 45.031.

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 April 1, 2025.

HENDERSON, FRANKLIN, STARNES & HOLT, P.A.  
Attorneys for SUNCOAST CREDIT UNION  
Post Office Box 280  
Fort Myers, Florida 33902-0280  
Telephone: 239.344.1116 /  
Facsimile: 239.344.1509  
Email: Shannon.puopolo@henlaw.com  
By: /s/ Shannon M. Puopolo  
Shannon M. Puopolo  
Florida Bar No. 0070359  
6590.2505  
April 4, 11, 2025 25-00513K

FIRST INSERTION

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

**UCN:532025CP0008670000XX**  
**IN RE: THE ESTATE OF: BARBARA SUE CASTILLO**  
**Deceased.**

The administration of the Estate of BARBARA SUE CASTILLO, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is the Polk County Courthouse, Probate Division, 255 N. Broadway Ave., Bartow, Florida 33830-3912. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the 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 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is April 4, 2025.

**NAU CASTILLO**  
**Personal Representative**  
5565 Southbrook Drive  
Lakeland, Florida 33811

KNOWLTON LAW FIRM, P.L.  
Horace A. Knowlton IV, Esq.  
HORACE A. KNOWLTON IV, Esquire  
Attorney for Personal Representative  
Florida Bar No.: 817945  
14502 North Dale Mabry Highway,  
Ste 200  
Tampa, Florida 33618  
813-253-3013  
Knowltonlawfirmpl@gmail.com  
April 4, 11, 2025 25-00511K

FIRST INSERTION

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

**GENERAL JURISDICTION**  
**DIVISION**  
**CASE NO. 2024CA001595000000**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 17, 2025, and entered in 2024CA001595000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLIFTON DAVIS, DECEASED; CAROLYN GLOVER; GLENDA RENAY DAVIS 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 22, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 157, ROLLINGLEN, PHASE THREE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 19 AND 1/72 INTEREST IN TRACT A,

PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1999, 66 X 28, BAY MANOR MOBILE HOME, SERIAL #FLHNBFP138042919A/B  
Property Address: 4928 ROLLINGLEN, 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 DISABILITIES 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 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 1 day of April, 2025.

By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
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: fmail@raslg.com  
24-198204 - NaC  
April 4, 11, 2025 25-00514K

FIRST INSERTION

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

**GENERAL JURISDICTION**  
**DIVISION**  
**CASE NO. 2024CA000949000000**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**

**RYAN MICHAEL MARSHALL AND STEPHANIE LYNN MARSHALL, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 07, 2025, and entered in 2024CA000949000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and RYAN MICHAEL MARSHALL; STEPHANIE LYNN MARSHALL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HAMMOCK RESERVE PHASE 1 HOMEOWNERS ASSOCIATION, INC. 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 22, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 216, OF HAMMOCK RESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE(S) 26-38, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.  
Property Address: 3301 WEITZEL DR, HAINES CITY, FL 33844

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

**IMPORTANT**

AMERICANS WITH DISABILITIES 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 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 1 day of April, 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: fmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
24-183044 - NaC  
April 4, 11, 2025 25-00515K

FIRST INSERTION

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

**PROBATE DIVISION**  
**File No. 532024CP0020980000XX**  
**Division 14**  
**IN RE: ESTATE OF THOMAS EDWARD WALKER**  
**Deceased.**

The administration of the estate of Thomas Edward Walker, deceased, whose date of death was February 25, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831-9000.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court 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 April 4, 2025.

**Personal Representative:**  
**DocuSigned by: AG**  
**Ashley Brooke Gaylord**  
113 Tanager Street  
Haines City, Florida 33844

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  
E-Mail: rudy@suarezlawyers.com  
April 4, 11, 2025 25-00501K

**What makes public notices in newspapers superior to other forms of notices?**  
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.  
Rarely do consumers specifically search online for public notices.

**HOW TO PUBLISH YOUR LEGAL NOTICE**  
IN THE BUSINESS OBSERVER  
CALL 941-906-9386  
and select the appropriate County name from the menu option  
or e-mail legal@businessobserverfl.com  
Business Observer

**PUBLISH YOUR LEGAL NOTICE**  
Email: legal@businessobserverfl.com  
Business Observer

## --- ESTATE / ACTIONS ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-3429  
IN RE: ESTATE OF  
ANDREW FRANK CZUBIK  
Deceased.

The administration of the estate of ANDREW FRANK CZUBIK, deceased, whose date of death was May 27, 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. The written demand must be filed with the clerk.

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 April 4, 2025.

**Personal Representative:**  
**THERESA MATTHEWS**  
50 Birch Lane  
Naugatuck, Connecticut 06770  
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  
April 4, 11, 2025 25-00517K

## FIRST INSERTION

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

**CASE NO. 2025-CA-0256**  
**MIDFLORIDA CREDIT UNION,**  
**Plaintiff, v.**  
**SHEILA RENE DOTSON;**  
**THE ESTATE OF GREGORY D.**  
**DOTSON; THE UNKNOWN**  
**PERSONAL REPRESENTATIVE**  
**OF THE ESTATE OF GREGORY D.**  
**DOTSON; THE UNKNOWN HEIRS**  
**OF THE ESTATE OF GREGORY D.**  
**DOTSON; LVNV FUNDING,**  
**LLC; TENANT #1; TENANT #2;**  
**AND ANY AND ALL UNKNOWN**  
**PARTIES CLAIMING BY,**  
**THROUGH, AND UNDER, AND**  
**AGAINST THE**  
**HEREIN-NAMED DEFENDANTS**  
**WHO ARE NOT KNOWN TO BE**  
**DEAD OR ALIVE, WHETHER**

**SAID UNKNOWN PARTIES**  
**MAY CLAIM AN INTEREST AS**  
**SPOUSES, HEIRS, DEVISEES,**  
**GRANTEES, OR OTHER**  
**CLAIMANTS,**

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

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

Lot 42, LAKE PIERCE RANCH-ETTES, according to the plat thereof recorded in Plat Book 71, Page 19 of the Public Records of

Polk County, Florida.  
Together with a 2003 Springer Double Wide Mobile Home with VIN No. N811017A and N81107B situated thereon.  
Parcel Identification No.: 28-29-17-937000-000420  
Property Address: 2870 Silver Spur Loop, Lake Wales, Florida 33898

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before May 5, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

DATE: March 27, 2025  
STACY M. BUTTERFIELD  
Clerk of the Circuit Court  
(SEAL) By: Asuncion Nieves  
Deputy Clerk

Gregory A. Sanoba, Esquire,  
422 South Florida Avenue,  
Lakeland, Florida 33801  
April 4, 11, 2025 25-00496K

## SUBSEQUENT INSERTIONS

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

## SECOND 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

## 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. 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 FS.

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/vil  
Mar. 28; Apr. 4, 2025 25-00456K

## 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. 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

## SUBSEQUENT INSERTIONS

## --- ACTIONS / SALES ---

## SECOND 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

## SECOND 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**  
**INDENTURE 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 COMPRISING 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 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 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

## SECOND 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-RPLI,**  
**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: servicef@mtglaw.com  
Mar. 28; Apr. 4, 2025 25-00455K

## SECOND 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

--- ACTIONS / SALES / ESTATE ---

SECOND 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 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/ **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

SECOND 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

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. 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 are living; and if he/she/they are 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

SECOND 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 TITTA 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

SECOND INSERTION

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

CASE NO.: 2025CA000389000000

**ONSLAW 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

SECOND INSERTION

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

File No. 25-CP-000688

**IN RE: ESTATE OF  
JACKSON ELLIAH  
BRINSON-ROBERTS,  
Deceased.**

The administration of the estate of JACKSON ELLIAH 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 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 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

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. 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

THIRD INSERTION

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

CASE No.: 2025CA000150000000

**SAGAPO REAL ESTATE 3 LLC,  
Plaintiff, vs.**

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

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

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

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

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

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

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

DATED this 19 day of March 2025.

Stacy M. Butterfield  
Clerk of the Circuit Court

(SEAL) By: /s/ Tamika Joiner  
As Deputy Clerk

J.D. Manzo  
Manzo & Associates, P.A.,  
Plaintiff's attorney,

4767 New Broad Street,  
Orlando, FL 32814,

(407) 514-2692

Mar. 21, 28; Apr. 4, 11, 2025 25-00443K

SECOND INSERTION

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

CASE NO. 2024CC0003252

**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 Summary Judgment dated March 20, 2025, and in Case No. 2024CC0003252 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. RODRIGUEZ 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, according 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

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 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 732.221.

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

## SECOND 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 732.221.

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  
Secondary Email:  
Jennifer@srblawyers.com  
Mar. 28; Apr. 4, 2025 25-00477K

## SECOND 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 732-221.

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

## SECOND 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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

## SECOND 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is 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  
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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
53-2025-CP-000772-0000-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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is 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  
Mar. 28; Apr. 4, 2025 25-00464K

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

**CASE No.: 2024-CA-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 Foreclosure 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 Monday, April 14, 2025, at 10:00 AM EST the following described property as set forth in said Final Judgment of Foreclosure:

Parcel:  
Lot 56, Villa Sorrento, according 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 Sorrento 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 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 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

## THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA  
CIVIL DIVISION  
Case No.: 2024CA003845

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

TO: ROSA X. MORALES a/k/a ROSA MORALES.  
YOU ARE HEREBY NOTIFIED that an action to Quiet Title pursuant to §§ 65.061 and 95.18, Fla. Stat., on the following real property in Polk County, Florida:

Site Address: 2409 W Parker Street, Lakeland, Florida 33815  
Parcel ID: 23-28-15-000000-013050  
Legal Description: W 100 FT OF N 100 FT OF S 125 FT OF E 225 FT OF NW 1/4 OF NE 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 LANDRIGAN BALL, ESQUIRE of Hardin, Ball & Tondreault, P.A., the Plaintiff's

attorney, whose address is Post Office Box 3604, Lakeland, Florida, 33802-3604, on or before 4-17-25, which date shall be not less than 28 nor more than 60 days after the first publication of the Notice on Plaintiff or his or her attorney whose name appears in this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED on 3-11-, 2025.  
HON. STACY M. BUTTERFIELD  
As Clerk of the Court  
(SEAL) By: Jacob Kaylor  
As Deputy Clerk  
JULIE LANDRIGAN BALL,  
ESQUIRE  
Hardin, Ball & Tondreault, P.A.,  
the Plaintiff's attorney,  
Post Office Box 3604,  
Lakeland, Florida, 33802-3604  
Mar. 21, 28; Apr. 4, 11, 2025  
25-00430K

## SECOND 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](http://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-

blewide mobile home with VIN No. 5053A & 5053B and Title No. 40414352 & 40404546.  
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:  
STACEY M. BUTTERFIELD, CPA  
Clerk of Courts & Comptroller,  
Polk County  
FRANK CHARLES MIRANDA, P.A.  
/s/ Melissa N. Champagne  
Melissa N. Champagne, Esquire  
E.B.N.: 77395  
3226 W. Cypress St.  
Tampa, FL 33607  
Telephone: 813-254-2637  
Primary Email: melissa@fmlaw.com  
Secondary Email: diana@fmlaw.com  
Attorney for Plaintiff  
Mar. 28; Apr. 4, 2025 25-00461K

## 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.

--- ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND 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 ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and DIKENEL JEAN; NADINE NAPOLEAN; TERALARGO COMMUNITY ASSOCIATION, INC.; AQUA FINANCE, INC. 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 15, 2025, the following described property as set forth in said Final Judgment, to wit:

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

LA DR, LAKE LAND, 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 DISABILITIES 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 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 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

THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA  
CIVIL DIVISION  
Case No.: 2024CA003845  
WESTSIDE AREA PROPERTIES  
LLC, a Florida limited liability  
company, and DAVID FIELDS,  
individually,  
Plaintiffs, vs.  
VICTOR MANSFIELD, individually  
and as trustee of the Victor V.  
Mansfield Revocable Living Trust  
Dated 7/10/1984 and any unknown  
successor trustees to the Victor V.  
Mansfield Living Revocable Trust  
dated 7/10/1984, and ROSA X.  
MORALES a/k/a ROSA MORALES,  
Defendants.

TO: VICTOR MANSFIELD, individually and as trustee of the Victor V. Mansfield Revocable Living Trust Dated 7/10/1984 and any unknown successor trustees to the Victor V. Mansfield Living Revocable Trust dated 7/10/1984, 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 following real property in Polk County, Florida:

Site Address: 2409 W Parker Street, Lakeland, Florida 33815  
Parcel ID: 23-28-15-000000-013050  
Legal Description: W 100 FT OF N 100 FT OF S 125 FT OF E 225 FT OF NW 1/4 OF NE 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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED ON 3-11-, 2025.

HON. STACY M. BUTTERFIELD  
As Clerk of the Court  
(SEAL) By: Jacob Kaylor  
As Deputy Clerk

JULIE LANDRIGAN BALL,  
ESQUIRE

Hardin, Ball & Tondreault, P.A.,  
the Plaintiff's attorney,  
Post Office Box 3604,

Lakeland, Florida, 33802-3604  
Mar. 21, 28; Apr. 4, 11, 2025

25-00431K

SECOND 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 attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION 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 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 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

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO  
CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT, IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.:  
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 Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein WESTERN ALLIANCE BANK is Plaintiff and ROVINJ LLC, A FLORIDA 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 following 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 RECORDED 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161

Telephone: (305) 501-2808  
Facsimile: (954) 780-5578

By: /s/ Christoph Hellewell,  
Jason Duggar, Esq.  
FL Bar No.: 83813

Christoph Hellewell, Esq.  
FL Bar No.: 114230

Anya E. Macias, Esq.  
FL Bar No.: 0458600

Tara Rosenfeld, Esq.  
FL Bar No.: 59454

fepleadings@ghidottiberger.com  
Mar. 28; Apr. 4, 2025 25-00465K

SECOND 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 pursuant to a Final Judgment of Foreclosure dated September 04, 2024, and entered in 2023CA006467000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and 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; SUSAN KELLUM; 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 following 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 SUBDIVISION, 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. MANUFACTURED HOME BEARING TITLE # 131900980 AND VIN # WHC023912GA, LOCATED THEREON,  
Property Address: 2835 FLETCHER AVE, LAKE LAND, 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 DISABILITIES 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 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 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

SECOND 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 Number 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, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 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

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.:  
2023-CA-006265-000000  
LAKELAND HABITAT FOR  
HUMANITY, INC.  
A Florida Non-Profit Corporation,  
Plaintiff, v.  
BOBBI KELLY, DONALD SPARKS,  
CODE ENFORCEMENT BOARD  
OF THE CITY OF LAKE LAND,  
FLORIDA, and UNKNOWN  
TENANTS,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant 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 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGE 28, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
PARCEL ID: 232824-124500-001050

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disability who needs 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 20th day of March, 2025

By: ELLIOTT V. MITCHELL, ESQ.  
Florida Bar Number: 118342

Clark, Campbell, Lancaster,  
Workman, & Airth, P.A.

500 South Florida Avenue,  
Suite 800  
Lakeland, Florida 33801

Telephone: (863) 647-5337  
Fax: (863) 647-5012

DESIGNATED PRIMARY EMAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516

emitchell@clarkcampbell-law.com  
Secondary E-Mail:

Pyarnell@clarkcampbell-law.com  
Mar. 28; Apr. 4, 2025 25-00457K

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. 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, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD 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, 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.

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 foreclosed herein.

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

THE NORTH 15 FEET OF

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 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 4-25-25 / (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.

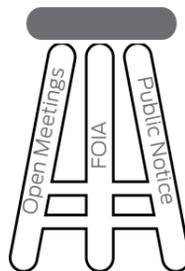
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686,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

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

 Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

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

-  **Accessibility**
-  **Independence**
-  **Verifiability**
-  **Archivability**

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

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

## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)