

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Solterra Resort Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025 with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk County and is approximately 637 acres in area and has an annual operating budget (not including debt service) of approximately \$3,954,478 for the Fiscal Year 2025. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than May 1.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Proposers must provide one (1) copy of their proposal to Vesta District Services, Attn: Barry Jeskewich, Auditing Services - Solterra Resort Community Development District, 250 International Parkway Suite 208, Lake Mary, FL 32746, Telephone 321-263-0132, in an envelope marked on the outside "Auditing Services - Solterra Resort Community Development District"; and one (1) electronic copy to Barry Jeskewich at bjeskewich@vestapropertyservices.com with e-mail copies to Meredith W. Hammock, Esq. at meredith@cdlawyers.com and Shirley Conley at sconley@vestapropertyservices.com. Proposals must be received by noon on Friday, May 23, 2025 at the offices listed above. Please direct all questions regarding this Notice in writing to the District's Management office.

Solterra Resort Community Development District
Barry Jeskewich, District Manager
April 11, 2025 25-00541K

FIRST INSERTION

PUBLIC NOTICE

The Polk County Floodplain Management, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the Polk County's intent to revise the flood hazard information, generally located between Poinciana Parkway and the north area of Cypress Parkway in Kissimmee. The floodhazard revisions are being proposed as part of Conditional Letter of Map Revision (CLOMR) Case No. 25-04-1410R for a proposed project along Reedy Creek Swamp and London Creek Basin from a point South of wetland RCS2 to a point East of wetland RCS1, primarily North to the Polk County/Osceola County Line. LT Westview, LLC is proposing to construct associated infrastructure, drainage, and utilities as part of single-family subdivision development. Once the project has been

completed, a Letter of Map Revision (LOMR) request should be submitted that will, in part, revise the following flood hazards along Reedy Creek Swamp and London Creek Basin from a point South of wetland RCS2 to a point East of wetland RCS1, primarily North to the Polk County/Osceola County Line.

1. Base Flood Elevations (BFEs) will be established within the revised area.
 2. The SFHA will increase and decrease within the revised area.
- Maps and detailed analysis of the revision can be reviewed at Polk County Main Office Building located at 330 W. Church St. Barton, FL 33830. Interested persons may call Greg Hentschel, P.E. at (863) 534-6047 for additional information from Monday to Friday between 8 am to 4 pm.

April 11, 2025 25-00538K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of PAMELA BROOKS and CHRISTOPHER RUCKLE, will, on April 23, 2025, at 10:00 a.m. at 259 Janie Avenue, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1967 AMER MOBILE HOME, VIN: 3510CK0772,

TITLE NO.: 0002911659
and all other personal property located therein

PREPARED BY:

J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail,
Suite 500
Sarasota, Florida 34236
(PO#11084-115)
April 11, 2025 25-00531K

FIRST INSERTION

Notice Of Public Sale

The following personal property of Patricia Sue Eedy will on April 28, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1988 MERI Mobile Home, VIN TW24424882A/TW24424882B, TITLE 47322507/47322515
And all other personal property located therein
Prepared by Tracy McDuffie,
4111 W Cypress St, Tampa, FL 33607,
April 11, 2025 25-00530K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that KIANESHA RENE DREHER, OWNER, desiring to engage in business under the fictitious name of K.A.Y. WELLNESS located at 7830 WILSON RD, #1067, DAV-

ENPORT, FLORIDA 33896 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
April 11, 2025 25-00536K

FIRST INSERTION

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

File No. 53-2025-CP-000573-0000-XX
IN RE: ESTATE OF
BETTYE M. BOLDING,
Deceased.

The administration of the Estate of BETTYE M. BOLDING, deceased, whose date of death was January 26, 2025, 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 the 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. The written demand must be filed with the clerk.

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 date of first publication of this notice is April 11, 2025.

Personal Representative:

Sam H. Bolding, Jr.
680 Osprey Landing Drive
Lakeland, Florida 33813
Attorney for Personal Representative:
Mark E. Clements
Attorney for Petitioner
Florida Bar No. 276774
Elder Law Firm of Clements & Wallace, PL
310 E Main St
Lakeland, FL 33801
Ph: (863) 687-2287
Eml: mclements@mclements.com
2nd Eml: abauert@mclements.com
April 11, 2025 25-00535K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA, PROBATE DIVISION, File No. 2024-CP-001196, IN RE: ESTATE OF RUSSELL ALAN WOOD, Deceased.

The administration of the estate of Russell Alan Wood, deceased, whose date of death was December 5th, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 11, 2025

Personal Representative:

Glenn Anthony Gregory,
Address: 15956 N.E. 95th Way,
Redmond, WA 98052
Attorney for Personal Representative:
Evert L. Simmons, Esquire,
Florida Bar No. 358053,
Simmons, Finney & Winfield, LLC,
1961 SW Park Place,
Suite 202,
Port St. Lucie, FL 34986,
Telephone: 772.873.5900,
Email: esimmons@sffwlegalteam.com
April 11, 2025 25-00526K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000374 IN RE: ESTATE OF WALLACE HOMER PEARCE Deceased.

The administration of the estate of WALLACE HOMER PEARCE, deceased, whose date of death was November 23, 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.

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 11, 2025.

Personal Representative:

/s/ Jennifer Lyn Pearce
Jennifer Lyn Pearce
400 Mozart Court
Wheaton, IL 33609
Attorney for Personal Representative:
/s/ Debra L. Dandar
DEBRA L. DANDAR, Attorney
Florida Bar Number: 118310
TAMPA BAY ELDER LAW CENTER
3611 West Azelee Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Amy.Morris@TBELC.com
April 11, 2025 25-00525K

FIRST INSERTION

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

File No. 53-2025-CP-000904-0000-XX
Division 14
IN RE: ESTATE OF
DOROTHY M. MILDENBERGER
Deceased.

The administration of the estate of Dorothy M. Mildenerger, deceased, whose date of death was January 21, 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. 732.221, 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 11, 2025.

Personal Representative:

Glenn W. Mildenerger
W10928 SR 33
Portage, Wisconsin 53901
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 11, 2025 25-00534K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25CP-850 Division Probate IN RE: ESTATE OF DAVID G. CORAM Deceased.

The administration of the estate of David G. Coram, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.221, 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 11, 2025.

Personal Representative:

Kevin C. Coram
6 Pathwoods Avenue
Burlington, Massachusetts 01803
Attorney for Personal Representative:
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
123 US Hwy 27 North
Sebring, Florida 33870
Telephone: (863) 402-5424
Fax: (863) 402-5425
E-Mail:
charlotte@stonelawgroupfl.com
Secondary E-Mail:
tami@stonelawgroupfl.com
April 11, 2025 25-00533K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000732 IN RE: ESTATE OF BRUCE THOMAS KINSLER, Deceased.

The administration of the estate of BRUCE THOMAS KINSLER, deceased, whose date of death was October 10, 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. 732.221, 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: April 11, 2025.

Personal Representative:

NICOLA KINSLER
315 Tower Point Circle
Lake Wales, FL 33859
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
April 11, 2025 25-00544K

-- ESTATE / ACTIONS --

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP0011478A000BA
Florida Bar No. 144663
IN RE: ESTATE OF
DANIEL ALDRICH COKER
a/k/a DANIEL A. COKER
Deceased.

The administration of the estate of DANIEL ALDRICH COKER a/k/a DANIEL A. COKER, deceased, whose date of death was February 2, 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, FL 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 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 11, 2025.

Personal Representative:
John Bob King, Jr.
2921 Maplewood Avenue
Lakeland, FL 33803

Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
Florida Bar No. 0027553
Linda M. Schultz, Esq.
Florida Bar No. 1008259
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com;
linda@medinapa.com
Secondary E-Mail:
sam@medinapa.com
April 11, 18, 2025 25-00545K

Personal Representative
ERIC SHAWN OLLIFF
126 Saint Kitts Circle,
Winter Haven, FL 33884
Attorney for Personal Representative
Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email: cswatty@aol.com
19294 NOTICE TO CREDITORS
April 11, 18, 2025 25-00551K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
Case No. 2025CP001061A000BA
Division: Probate
IN RE: ESTATE OF
RICHARD LEE SMITH
Deceased.

The administration of the estate of Richard Lee Smith, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 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 11, 2025.

Personal Representative:
John Bob King, Jr.
2921 Maplewood Avenue
Lakeland, FL 33803

Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
Florida Bar No. 0027553
Linda M. Schultz, Esq.
Florida Bar No. 1008259
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com;
linda@medinapa.com
Secondary E-Mail:
sam@medinapa.com
April 11, 18, 2025 25-00545K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-929
IN RE: ESTATE OF
MARGARET A FAGAN,
aka MARGARET ANN FAGAN
Deceased.

The administration of the estate of MARGARET A FAGAN, also known as MARGARET ANN FAGAN, deceased, whose date of death was February 28, 2025, 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. 732.221, 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: April 11, 2025.

Signed on this 16th day of March, 2025.

RYAN FAGAN
Personal Representative:
3065 Santa Maria Avenue
Clermont, FL 34715

/s/ Krishna L. Kraft
Krishna L. Kraft
Attorney for Personal Representative
Florida Bar No. 112452
Nardella & Nardella, PLLC
135 W. Central Blvd., Suite 300
Orlando, FL 32801
Telephone: 407-966-2680
Email: kkraft@nardellalaw.com
Secondary Email:
msayne@nardellalaw.com
April 11, 18, 2025 25-00546K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001100
Division Probate
IN RE: ESTATE OF
DEBORAH L. WYROSDICK
Deceased.

The administration of the estate of DEBORAH L. WYROSDICK, deceased, whose date of death was October 12, 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. The name and address of the personal representative are: JULIE BUZZARD, 3078 Bellflower Way, Lakeland, FL 33811. The name and address of 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 A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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 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.

ALL CLAIMS NOT FILED WITHIN THE 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 11, 2025.

/s/ James M. Flick
James M. Flick
Attorney for Personal Representative
Florida Bar Number: 91075
WALKER | FLICK
3700 S Conway Rd, Ste 212
Orlando, FL 32812
Telephone: (407) 745-0609
Primary E-Mail:
james@thefloridalawyers.com
Secondary E-Mails:
kflick@thefloridalawyers.com
service@thefloridalawyers.com
April 11, 18, 2025 25-00550K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000814
Division 14
IN RE: ESTATE OF
GEORGE HENRY MATTHEWS
Deceased.

The administration of the estate of GEORGE HENRY MATTHEWS, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W Church Street, 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 de-

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

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

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

The date of first publication of this notice is April 11, 2025.

Personal Representative:
CHARLES MATTHEWS
47 Obed Court, Apt. 2
Crossville, TN 38555

Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Attorney for Personal Representative
E-mail Addresses:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
April 11, 18, 2025 25-00524K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
2024CP0025270000XX
IN RE: Estate of
SUSAN HOUSER,
Deceased.

The administration of the estate of Susan Houser, deceased, whose date of death was June 9, 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.

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 11, 2025.

Personal Representative:
/s/ Tatiana Clark
Tatiana Clark
412 Cortez Pl.
Santa Fe, NM 87501

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 11, 18, 2025 25-00559K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-000631-0000-XX
IN RE: ESTATE OF
GEORGE THOMAS AYDELOTTE,
Deceased.

The administration of the Estate of GEORGE THOMAS AYDELOTTE, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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.

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 §§ 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221, 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 THREE (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 § 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 11, 2025.

Personal Representative:
Carter A. Sullivan
118 Five Mile River Rd
Darien, CT 06820

Attorney for Personal Representative:
Mark E. Clements
Attorney for Petitioner
Florida Bar No. 276774
Elder Law Firm of Clements & Wallace, PL
310 E Main St
Lakeland, FL 33801
Ph: (863) 687-2287
Emil: mclements@mclements.com
2nd Emil: abaustert@mclements.com
April 11, 18, 2025 25-00555K

FIRST INSERTION

AMENDED NOTICE OF ACTION
Count I
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.
CASE NO.: 2024-CA-004470
SILVERLEAF RESORTS, LLC.

Plaintiff, vs.
NINI ET AL.,
Defendant(s).

To: CONROY NINI
And all parties claiming interest by, through, under or against Defendant(s) CONROY NINI and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%, Use Period No./Unit No. 41/0039, Build-

ing E, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.

Default Date May 9th 2025
Dated 4/2/2025

Stacy M Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY FLORIDA
Antonio Sparrow
Deputy Clerk

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
April 11, 18, 2025 25-00547K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-000327-0000-XX
IN RE: ESTATE OF
ALLEN WAYNE BERRY
Deceased.

The administration of the estate of Allen Wayne Berry, deceased, whose date of death was November 22, 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. 732.221, 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 11, 2025.

Personal Representative:
Douglas S. Richards
P. O. Box 1612
Dundee, Florida 33838-1612
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
April 11, 18, 2025 25-00554K

PUBLISH YOUR LEGAL NOTICE

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--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-1735
MIDFLORIDA CREDIT UNION, Plaintiff, v. THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; AARON CONTREAS A/K/A AARON RENO CONTREAS; UNKNOWN SPOUSE OF AARON CONTREAS A/K/A AARON RENO CONTREAS; TENANT #1; TENANT #2; CITY OF LAKELAND; 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, GRANTEEES, OR OTHER CLAIMANTS, Defendants.
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 11, 2025, in this case in the Circuit Court of Polk County, Florida, the real property described as:

Lot 9, Block 3, REPLAT OF WAVERLY PLACE, a subdivision according to the plat thereof recorded in Plat Book 38, Page 23, of the Public Records of Polk County, Florida.
Parcel Identification No.: 24-28-29-250200-003090
Property Address: 1638 Pineberry Street, Lakeland, Florida 33803
will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on June 11, 2025, at 10:00 a.m.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of the Court Administrator, 255 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: April 3, 2025
Gregory A. Sanoba, Esquire
Florida Bar No. 955930
Email: greg@sanoba.com
Jose A. Morera II, Esquire
Florida Bar No. 1019265
Email: joe@sanoba.com
THE SANOBA LAW FIRM
422 South Florida Avenue
Lakeland, Florida 33801
Phone: (863) 683-5353
Fax: (863) 683-2237
Attorneys for Plaintiff
April 11, 2025 25-00522K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024-CA-2483
MIDFLORIDA CREDIT UNION, Plaintiff, v. THE ESTATE OF JOHN K. CROY; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN K. CROY; THE UNKNOWN HEIRS OF THE ESTATE OF JOHN K. CROY; ZACHARY CROY; ALYSON RENEE CROY; 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, GRANTEEES, OR OTHER CLAIMANTS, Defendants.
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 27, 2025, in this case in the Circuit Court of Polk County, Florida, the real property described as:

Alto Drive, Lakeland, Florida 33813
will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on June 25, 2025, at 10:00 a.m.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of the Court Administrator, 255 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: April 3, 2025
Gregory A. Sanoba, Esquire
Florida Bar No. 955930
Email: greg@sanoba.com
Jose A. Morera II, Esquire
Florida Bar No. 1019265
Email: joe@sanoba.com
THE SANOBA LAW FIRM
422 South Florida Avenue
Lakeland, Florida 33801
Phone: (863) 683-5353
Fax: (863) 683-2237
Attorneys for Plaintiff
April 11, 2025 25-00523K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022-CA-003603
CALABAY PARC HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. ASHRAF SOLIMAN, individually; OLIVIA BOTROS, individually; Defendants.
NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 7, 2025, and entered in Case Number: 2022-CA-003603, of the Circuit Court in and for Polk County, Florida, wherein CALABAY PARC HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ASHRAF SOLIMAN, individually; OLIVIA BOTROS, individually; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 6th day of May, 2025 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:
Property Address: 208 Plumoso Loop, Davenport, Florida 33897
Property Description:
LOT 175, CALABAY PARC, UNIT TWO, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGES 46 AND 47, OF THE PUBLIC

RECORDS OF POLK COUNTY, FLORIDA.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, Florida 33801, (863) 534-4686, at least seven days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
/s/
John L. Di Masi
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Arthur Barksdale
Florida Bar No.: 0040628
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph (407) 839-3383
Fx (407) 839-3384
Primary E-Mail:
JDLaw@orlando-law.com
Attorneys for Plaintiff
April 11, 2025 25-00527K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2024CA-004419-0000-00
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. DAVID OLUDARE OJELABI; MARBELLA AT DAVENPORT HOMEOWNERS' ASSOCIATION, INC.; CATHERINE BOLANLE OJELABI; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 01 day of May, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 142, MARBELLA AT DAVENPORT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 125 MALAGA AVENUE, DAVENPORT, FL 33837
IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.
Dated this 07 day of April 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02853 | Bidder Number: 6822
April 11, 2025 25-00542K

FIRST INSERTION

NOTICE OF SALE
IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA.
Case No. 2024 CA 000017
REGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK, vs. FARID MOGHADASI; SHIRIN MOGHADASI; and UNKNOWN TENANT Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated October 24, 2024, entered in Case No.: 2024 CA 000017 of the Circuit Court in and for Polk County, Florida, wherein FARID MOGHADASI and SHIRIN MOGHADASI, are the Defendants, that Stacy M. Butterfield, the Clerk of Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on MAY 07, 2025 by electronic sale beginning at 10:00 a.m., on the above prescribed date at website www.polk.realforeclose.com, on the following described real property as set forth in the Final Judgment:
LOT 3C, FAIRWAY LAKES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU

WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
NOTICE
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N Broadway Avenue, Bartow, Florida 33830, 863-534-4686, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.
By: /s/ Leslie S. White
Leslie S. White, for the firm
Florida Bar No. 521078
Telephone 407-841-1200
Facsimile 407-423-1831
primary email: lwhite@deanmead.com
secondary email:
eglynn@deanmead.com
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
Attn: Leslie S. White
Post Office Box 2346
Orlando, FL 32802-2346
April 11, 2025 25-00548K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2024CA0014330000000
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JONATHAN C. SEXTON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUILD MORTGAGE COMPANY; UNKNOWN SPOUSE OF JONATHAN C. SEXTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 06 day of May 2025 the following described property as set forth in said Final Judgment, to wit:
LOT 2, DEERFIELD EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 5870 BAMBI DR, LAKELAND, FL 33809
IF YOU ARE A PERSON CLAIM-

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.
Dated this 03 day of April 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01032 / Bidder Number: 6822
April 11, 2025 25-00529K

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.: 2022CA00228000000
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF PEOPLE'S FINANCIAL REALTY MORTGAGE SECURITIES TRUST, SERIES 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ANNA MARIA STILLS A/K/A ANNA STILLS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 7, 2024 in Civil Case No. 2022CA00228000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF PEOPLE'S FINANCIAL REALTY MORTGAGE SECURITIES TRUST, SERIES 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ANNA MARIA STILLS A/K/A ANNA STILLS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS 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 23, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 15, HEATH'S ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 10, 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 1st day of April, 2025.
ALDRIDGE PITTE, 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,
FL Bar No. 66699
2025.04.01 10:09:51-04'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepitte.com
1221-5743B
April 11, 2025 25-00539K

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 532022CA004109000000
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE MAROON PLAINS TRUST, Plaintiff, vs. ANNIE B. CAMPBELL A/K/A ANNIE CAMPBELL; KHARON CAMPBELL CHAPPER; MICROF; UNKNOWN SPOUSE OF KHARON CAMPBELL CHAPPER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated November 15, 2023 and an Order Resetting Sale dated March 24, 2025 and entered in Case No. 532022CA004109000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE MAROON PLAINS TRUST is Plaintiff and ANNIE B. CAMPBELL A/K/A ANNIE CAMPBELL; KHARON CAMPBELL CHAPPER; MICROF; UNKNOWN SPOUSE OF KHARON CAMPBELL CHAPPER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best

bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on May 8, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 24, ANNIE O. MADDOX SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PACE 20, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
In accordance with the Americans with Disabilities Act of 1990, if you are a person who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
DATED 3/31/2025.
By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave.,
Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-187682 / BJB
April 11, 2025 25-00549K

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

--- SALES ---

FIRST INSERTION

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name	Address	Week/Unit/Contract #
EDWARD R. BOWMAN and DAWNTE S. NORSWEATHER	15615 DREXEL AVE, DOLTON, IL 60419	50/0405/Contract # 6533763, Fractional Interest 1.923%
LORRAINE L BRUCE	9 JEFFERSON ST, GLENS FALLS, NY 12801	37/0413/Contract # 6507046, Fractional Interest 1.923%
ARTHUR CHEEKS and JESSICA CHEEKS	119 PENROSE ST, SPRINGFIELD, MA 01109	42/0112/Contract# 6662566, Fractional Interest 1.923%
LUCIA DUARTE and EDUARDO DUARTE	1914 S MILLER ST, CHICAGO, IL 60608	35/0406/Contract # 6556810, Fractional Interest 1.923%
MARK ALAN GARRIGUS and WANDA RAE BERNARD-GARRIGUS	34802 S FORD RD, ARCHIE, MO 64725	21/0046/Contract # 6553919, Fractional Interest 1.923%
SHANIKA GREEN	PO BOX 40083, HOUSTON, TX 77240	37/0019/Contract # 6849167, Fractional Interest 1.923%
KAREN HILLESTAD MCNEIVE A/K/A KAREN HEART and PATRICK DAVID MCNEIVE	408 W MAPLE ST, GRAPELAND, TX 75844	22/0408/Contract # 6543243, Fractional Interest 1.923%
ADA L. LEWIS and DARWIN WILLIAMS and YOLANDA WILLIAMS and	8099 JANES AVE APT 325, WOODRIDGE, IL 60517 and 2027 PEMBRIDGE LN, JOLIET, IL 60431 and 1129 PINE VALLEY DR APT 102, SCHAUMBURG, IL 60173	37/0410/Contract # 6510955, Fractional Interest 1.923%
EILEEN M WILLIAMS	269 BROWN ST, WALTHAM, MA 02453	33/0401/Contract # 6512329, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., of the following described real property:

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

The above described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Polk County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name	Mtg.-Orange County Clerk of Court Book/Page/Document #	Amount Secured by Mortgage	Per Diem
EDWARD R. BOWMAN and DAWNTE S. NORSWEATHER	10524, 2081, 2018133031	\$ 51,353.56	\$ 12.82
LORRAINE L BRUCE	10285, 972, 2017195868	\$ 22,454.92	\$ 7.52
ARTHUR CHEEKS and JESSICA CHEEKS	10928, 1005, 2019162503	\$ 59,255.01	\$ 14.81
LUCIA DUARTE and EDUARDO DUARTE	10544, 2169, 2018147182	\$ 19,235.17	\$ 6.58
MARK ALAN GARRIGUS and WANDA RAE BERNARD-GARRIGUS	10504, 1999, 2018118297	\$ 13,329.12	\$ 5.13
SHANIKA GREEN	12144, 2063, 2022058577	\$ 17,616.28	\$ 7.69
KAREN HILLESTAD MCNEIVE A/K/A KAREN HEART and PATRICK DAVID MCNEIVE	10423, 408, 2018055727	\$ 35,998.90	\$ 11.37
ADA L. LEWIS and DARWIN WILLIAMS and YOLANDA WILLIAMS and	10531, 1660, 2018137874	\$ 11,628.17	\$ 4.13
EILEEN M WILLIAMS	10299, 77, 2017206736	\$ 21,312.39	\$ 7.27

Notice is hereby given that on May 14, 2025, 11:00 a.m., Eastern time, at My Office & More, Media Room, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Properties.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued. A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By:
Print Name: Dianne Black
Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT
Sworn to and subscribed before me this April 8, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH 215271
My commission expires: 2/28/26

April 11, 18, 2025

25-00556K

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.: 2024-CA-001910

LLACG COMMUNITY INVESTMENT FUND, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVEISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST LILLIAN GRAHAM THOMPSON, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 27, 2025 and entered in Case No. 2024-CA-001910 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LLACG COMMUNITY INVESTMENT FUND is the plaintiff and ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVEISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST LILLIAN GRAHAM THOMPSON, 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 May 27, 2025 at 10:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 16 IN BLOCK 3 IN THE LAKE WALES LAND COMPANYS SUBDIVISION OF E1/2 OF SW1/4 OF SW1/4 AND THAT PRT OF NW1/4 OF SW1/4, LYING WEST OF

THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY, ALL IN SECTION 35, TOWNSHIP 29 SOUTH, RANGE 27 EAST.

and commonly known as: 232 C STREET, LAKE WALES, FL 33853 (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 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidottiberger.com April 11, 18, 2025 25-00528K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.:

2024CA-003548-0000-00 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. NARAIN DAI TIWARIE; NORTHRIDGE ESTATES HOMEOWNERS ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SATRUPA DEVI DOOBAY; UNKNOWN SPOUSE OF SATRUPA DEVI DOOBAY; UNKNOWN SPOUSE OF NARAIN DAI TIWARIE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 12 day of May, 2025, the following described property as set forth in said Final Judgment, to wit:

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

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

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

Dated this 09 day of April 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01575 April 11, 18, 2025 25-00558K

--- SALES ---

FIRST INSERTION
NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name	Address	Week/Unit/Contract #
CHRISTOPHER HOLLAND	521 CASTLEMAIN CIR, DAVENPORT, FL 33897	8/0066 Contract # M6903292, Fractional Interest 1.923%
LIZA E. MEMBERS	3939 S LAKE PARK AVE APT 402, CHICAGO, IL 60653	1/0405 Contract # M6531161, Fractional Interest 1.923%
ANDREA PRICE, AS TRUSTE OF THE LIVING TRUST OF THE BROWNE ESTATE DATED APRIL 1, 2021	PO BOX 784468, WINTER GARDEN, FL 34778	11/0415 Contract # M6875823, Fractional Interest 1.923%
MELODY A. RHODES MOODY and ASHLEY ANN HARRY	1035 MOUNT HARMONY RD, GREENWOOD, AR 72936 and 1119 SOLESBEE RD, GREENWOOD, AR 72936	8/0416 Contract # M6512580, Fractional Interest 1.923%
RICKY A SMITH A/K/A RICKY ALAN SMITH TRUSTEE OF RICKY A SMITH & PATRICIA S SMITH RLT DTD 11-21-03 and PATRICIA S SMITH A/K/A PATRICIA BORDEN SMITH TRUSTEE OF THE RICKY A SMITH & PATRICIA S SMITH RLT DTD 11-21-03	2801 TRYON RD, LONGVIEW, TX 75605	21/0101 Contract # M93462169, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No. of the following described real property:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Polk County, Florida, as stated below:

Owner Name	Lien Document #	Assign Lien Doc #	Lien Amt	Per Diem
CHRISTOPHER HOLLAND	2024124984	2024127950	\$4,635.46	\$ 0.00
LIZA E. MEMBERS	2024124968	2024127951	\$3,822.67	\$ 0.00
ANDREA PRICE, AS TRUSTE OF THE LIVING TRUST OF THE BROWNE ESTATE DATED APRIL 1, 2021	2024124968	2024127951	\$4,782.14	\$ 0.00
MELODY A. RHODES MOODY and ASHLEY ANN HARRY	2024124968	2024127951	\$5,408.38	\$ 0.00
RICKY A SMITH A/K/A RICKY ALAN SMITH TRUSTEE OF RICKY A SMITH & PATRICIA S SMITH RLT DTD 11-21-03 and PATRICIA S SMITH A/K/A PATRICIA BORDEN SMITH TRUSTEE OF THE RICKY A SMITH & PATRICIA S SMITH RLT DTD 11-21-03	2022119097	2022121691	\$6,939.56	\$ 0.00

Notice is hereby given that on 5/14/25, at 11:00 a.m., Eastern time, at My Office & More, Media Room, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By:
Print Name: Dianne Black
Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT
Sworn to and subscribed before me this April 8, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .

Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH 215271
My commission expires: 2/28/26

April 11, 18, 2025

25-00557K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: 2024-CA-001718
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST, Plaintiff, v. RONA PRABHOO, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IS HEREBY GIVEN that, pursuant to the Final Judgment dated March 27, 2025 and filed in Civil Case Number 2024-CA-001718 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 OF FF INVESTORCO

GRANTOR TRUST is the Plaintiff, and RONA PRABHOO, UNKNOWN SPOUSE OF RONA PRABHOO N/K/A RAJENDRA PRABHOO, ASSOCIATION OF POINCIANA VILLAGES, INC., POINCIANA VILLAGE SEVEN ASSOCIATION, INC., SUNNOVA TE MANAGEMENT LLC, UNKNOWN PARTY IN POSSESSION #1 N/K/A RICARDO DOBLASS, UNKNOWN PARTY IN POSSESSION #2 N/K/A NADIYAH BRAXTON, and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS are the Defendants, Stacy M. Butterfield, CPA, the Polk County Clerk of Courts & County Comptroller, will sell to the highest and best bidder for cash at public sale on May 1, 2025 beginning at 10:00 a.m. by online auction at www.polk.realforeclose.com after having first given notice as required

by Section 45.031, Florida Statutes, the following-described real property as set forth in said Final Judgment, to wit: LOT 6, BLOCK 3029, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA
PROPERTY ADDRESS: 308 BIG SIOUX LANE, POINCIANA, FL 34759
PARCEL ID: 28-28-15-935360-020060.
THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
IMPORTANT
If you are a person with a disability who needs any accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
Dated: April 7, 2025
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Ashland R. Medley
Ashland R. Medley, Esq.
Florida Bar No.: 89578
E-Mail: Ashland@HowardLaw.com
Harris S. Howard, Esq.
Florida Bar No.: 65381
E-Mail: Harris@HowardLaw.com
April 11, 18, 2025 25-00543K

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.: 2024CA003899000000
PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. ISIS OLIVARES-PINEDA; ALEX CESAR HERNANDEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, 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 March 27, 2025 in Civil Case No. 2024CA003899000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and ISIS OLIVARES-PINEDA; ALEX CESAR HERNANDEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, 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 12, 2025 at 10:00:00 AM

EST the following described real property as set forth in said Final Judgment, to wit:
LOTS 6 AND 7 IN BLOCK C, OF INGLESIDE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 35, 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 3rd day of April, 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
FL Bar No. 66699
2025.04.03 13:22:17-04'00'
FBN: 66699
Primary E-Mail: ServiceMail@aldridgepite.com
1457-1020B
April 11, 18, 2025 25-00540K

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. 2024CA003061000000
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-ATH2 TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, vs. FAIRYTALE ESTATES, LLC, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 28, 2025, and entered in 2024CA003061000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-ATH2 TRUST, A DELAWARE STATUTORY TRUST is the Plaintiff and FAIRYTALE ESTATES, LLC; OEMAR S. BADOELLA; LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC.; HIGHGATE PARK 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 29, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 123, HIGHGATE PARK - PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1

THROUGH 3 INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 638 KENSINGTON DRIVE, DAVENPORT, FL 33897
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 8 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
23-144219 - SaR
April 11, 18, 2025 25-00553K



Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

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HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 532024CA002854000000
UNITED WHOLESALE MORTGAGE, LLC., Plaintiff, vs. REBECCA PEREZ A/K/A REBECCA NOEL PEREZ; KEYVER PEREZ; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
TO: REBECCA PEREZ A/K/A REBECCA NOEL PEREZ
Last Known Address
119 GRADY POLK RD
WINTER HAVEN, FL 33880
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:

THE NORTH 120 FEET OF THE SOUTH 170 FEET OF THE WEST 100 FEET OF THE EAST 400 FEET OF THE NORTH 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 29 SOUTH,

RANGE 25 EAST, LYING AND BEING IN POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans with Disabilities Act of 1990, if you are a person who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Default Date - May 5, 2025
DATED on March 28, 2025.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: Carolyn Mack
As Deputy Clerk

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1422-202531 / VP2
April 11, 18, 2025 25-00532K

FIRST INSERTION

NOTICE OF ACTION FOR PATERNITY AND FOR RELATED RELIEF AND ALL AMENDMENTS THERETO
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2024DR003252
Division: 05
SALEENA TANGY CARTER and the FLORIDA DEPARTMENT OF REVENUE, Petitioners, and JOHNATHAN WILBERTO REYES, Respondent/Father.
TO: SALEENA TANGY CARTER
1721 James Pointe Drive
Bartow, Florida 33830

YOU ARE NOTIFIED that an action for Paternity and for Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Grant D. Lyons, Esq., Attorney for the Father, whose mailing address is P.O. Box 87, Highland City, Florida 33846, email: service@lyonslawfl.com on or before May 12th 2025, and file the original with the Clerk of this Court at 255 N. Broadway Ave., Bartow, Florida 33830, before service on Father or immediately thereafter. If you fail to do so, a default may be entered against

you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

Dated: 04/03/25
Stacy M. Butterfield, CPA
CLERK OF THE CIRCUIT COURT
(SEAL) By: Karina Mascorro
Deputy Clerk

Grant D. Lyons, Esq., Attorney for the Father,
P.O. Box 87,
Highland City, Florida 33846
email: service@lyonslawfl.com
April 11, 18, 25; May 2, 2025
25-00537K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. : 2024CP00326
IN RE: ESTATE OF HAZEL A. PHILLIPS A/K/A HAZEL PHILLIPS
Deceased.

TO: Joel K. Phillips
George M. Phillips
Memorie Martinez
George C. Phillips
Susan Avera
Melanie Phillips Wolfe
Mickey Phillips
Melissa Phillips
Judy Lee Allison
Toby Phillips

YOU ARE NOTIFIED that a Second Petition for Summary Administration and Petition for Establishment and Probate of a Lost or Destroyed Will pursuant to Florida Statute §735.203 and §732.401 has been filed in this court and a hearing on Petitioner's Petition for Establishment and Probate of a Lost or Destroyed Will is set to be held on May 5, 2025 at 1:00 PM at the Polk

County Courthouse, 5D-2 (fifth floor, blue elevator), 255 North Broadway, Bartow FL, 33830.

This action was instituted in the Circuit Court for Polk County, Florida, and is styled In Re Estate of Hazel A. Phillips A/K/A Hazel Phillips.

You are required to serve a copy of your written defenses, if any, to it on the Petitioner's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 05/23/25 and file the original with the clerk of this court either before service on the Petitioner's Attorney or immediately thereafter; otherwise the relief demanded in the complaint or petition, will be unchallenged.

This notice shall be published once a week for four consecutive weeks in The Business Observer.

DATED on 04/07/2025
Clerk of the Circuit Court
By: Loretta Hill
As Deputy Clerk
Apr. 11, 18, 25; May 2, 2025
25-00552K

SUBSEQUENT INSERTIONS

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

FOURTH 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, Lockwoods 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 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 earlier of the date that is 6 months after 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. 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 25-00487K

SECOND 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 FS. 715.109: A 2003 HMMT mobile home bearing the vehicle identification numbers FLHMBAI66049756A and FLHMBAI66049756B 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

SECOND 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

THIRD 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

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

SECOND 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

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

APR 11, 2025

Business Observer

--- ESTATE / SALES ---

SECOND 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;
MAIRE DE LAS MERCEDES
LOBAINA 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

SECOND 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

SECOND 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 1, 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
24-09455FL
April 4, 11, 2025 25-00492K

SECOND 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-

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 32025CP000510000XX
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,

SECOND 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.

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:
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@mccullarslaw.com
Secondary E-Mail:
eservice@mccullarslaw.com
April 4, 11, 2025 25-00489K

SECOND INSERTION

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

SECOND 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

FOURTH 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 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

--- PUBLIC SALES ---

SECOND 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



SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

--- SALES / ACTIONS / ESTATE ---

SECOND 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. 732.221.

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

Personal Representative:
/s/ George M. Purtill
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:
adiatz@bucelodiaz.com
Florida Bar No. 86918
April 4, 11, 2025 25-00488K

SECOND 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@amyphillipsllc.com
April 4, 11, 2025 25-00497K

SECOND 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 Lesourdsville 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

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.**532024CA003743000000**
LANDINGS LAKESIDE
HOMEOWNERS ASSOCIATION
INC, a Florida non-profit
Corporation,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
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, DEVEISEES, 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@flcgl.com
By: /s/ Jared Block Jared Block, Esq.
Florida Bar No. 90297
April 4, 11, 2025 25-00504K

FOURTH 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 ¼

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

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 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

1133 Second Drive
Eagle Lake, Florida 33839
Attorney for Personal Representative:
Andrew Ponnock, Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com
April 4, 11, 2025 25-00490K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION**Case No. 2024CA000023000000**
US Bank Trust National Association,
Not In Its Individual Capacity But
Solely As Owner Trustee For
VRMTG Asset Trust,
Plaintiff, vs.
The Unknown Heirs, Devises,
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. 2024CA000023000000 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, Devises, 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. 32106
File # 23-F01982
April 4, 11, 2025 25-00509K

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 18, 2025 in Civil Case No. 2024CA002113000000, of the Circuit Court of the Judicial Circuit in and for Polk County, Florida, wherein, MORTGAGE LENDERS 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, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

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

com on 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

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.:**532022CA002707000000**
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.
ALL UNKNOWN HEIRS,
BENEFICIARIES, LEGATEES,
DEVEISEES, 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, DEVEISEES, 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 UNREMARKED 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/ Christoph Hellewell
Jason Dugger, 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
fcpleadings@ghidottiberger.com
April 4, 11, 2025 25-00505K