

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Kimberly Mazure will engage in business under the fictitious name LIL RED WAGON, with a physical address 3616 HARDEN BLVD #343 LAKELAND, FL 33803, with a mailing address 3616 HARDEN BLVD #343 LAKELAND, FL 33803, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
April 25, 2025 25-00588K

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Haven Pathways located at Central Avenue in the City of Winter Haven, Polk County, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of April, 2025.
Spaxr Peer Support Connections, LLC
Shanna Fox
April 25, 2025 25-00589K

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Teacher Spaxr located at Central Avenue in the City of Winter Haven, Polk County, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of April, 2025.
Spaxr Peer Support Connections, LLC
Shanna R Fox
April 25, 2025 25-00590K

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that Ferguson Aluminum & Construction, desiring to engage in business under the fictitious name of Ferguson Construction & Aluminum located at 2533 Six Point Ct Lakeland, FL 33811 intends to register the said name in Polk county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
April 25, 2025 25-00591K

FIRST INSERTION
NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES
Notice is hereby given that, on May 11, 2025, at 10:00 AM, at 1425 Ritter Rd., Lot 21, Southwinds Mobile Home Park, Inc., pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Richard Michael Healy, to wit: A certain 1984 WEST singlewide mobile home, bearing VIN # GAFLAD13076022. The name of the former tenant is Richard Michael Healy. All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.
April 25; May 2, 2025 25-00616K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Florida Baptist Children's Homes, Inc. located at P.O. Box 8190, in the County of Polk in the City of Lakeland, Florida 33802 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Polk, Florida, this 11th day of March, 2025.
One More Child, Inc.
April 25, 2025 25-00617K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2025-CP-000998-0000-XX
IN RE: ESTATE OF JOSEFINA B. LUMPKIN, Deceased.

The administration of the estate of JOSEFINA B. LUMPKIN, deceased, whose date of death was March 5, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Drawer CC-4, Bartow, Florida 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
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,

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP001158A000BA
IN RE: ESTATE OF DONNA KAY BOYD Deceased.

The administration of the estate of Donna Kay Boyd, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 25, 2025.
Personal Representative: David C. Pickard
1075 Deer Trail Road
Montrose, Colorado 81401
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 25; May 2, 2025 25-00594K

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 25, 2025.
Personal Representatives: DORIS LUMPKIN
4715 Baudin Street
New Orleans, LA 70119
JENNIFER LUMPKIN BADEAUX
111 Wharton Street
Covington, Louisiana 70433
AURORA NEWSOME
2159 Sweet Honey Lane
Apopka, Florida 32712
SALVADOR PACLOB
4120 Juliana Lake Drive
Auburndale, Florida 33823
Attorney for Personal Representatives: DAVID C. FALL, LL.M.
Florida Bar Number: 0105891
238 N. Massachusetts Avenue
Lakeland, FL 33801
Telephone: (863) 397-6065
E-Mail: David@DCFLegal.com
April 25; May 2, 2025 25-00593K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2022 CP 003805
IN RE: ESTATE OF WALTER J. KENNEY Deceased.

The administration of the estate of Walter J. Kenney, deceased, whose date of death was March 9, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 25, 2025.
Personal Representative: Pierrette G. Langford
3000 US Hwy 17/92 W
Lot 537
Haines City, Florida 33844
Attorney for Personal Representative: Patrick L. Smith, Attorney
Florida Bar Number: 270444
179 N US Hwy 27, Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail: patrick@attorneypatricksmith.com
Secondary E-Mail: becky@attorneypatricksmith.com
April 25; May 2, 2025 25-00605K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 000487
Division Probate
IN RE: ESTATE OF DEIRDREA PARRISH Deceased.

The administration of the estate of Deirdrea Parrish, deceased, whose date of death was September 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
Personal Representative: Sean Parrish
106 Bonito Way
Kissimmee, Florida 34759
Attorney for Personal Representative: Eric S. Dolhon, Attorney
Florida Bar Number: 1035747
Overstreet Law, P.A.
100 Church Street
Kissimmee, FL 34741
Telephone: (407) 847-5151
E-Mail: edolhon@kisslawyer.com
Secondary E-Mail: grodriguez@kisslawyer.com
April 25; May 2, 2025 25-00608K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-004269
IN RE: ESTATE OF JOSEPH THOMAS COLANDRO, JR. a/k/a JOSEPH COLANDRO, Deceased.

The administration of the estate of Joseph Thomas Colandro, Jr. a/k/a Joseph Colandro, deceased, whose date of death was August 28, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 532025CP001173A000BA
IN RE: ESTATE OF THOMAS WHITNEY HEBERT, Deceased.

The administration of the estate of THOMAS WHITNEY HEBERT, Deceased, whose date of death was February 11, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this notice is April 25, 2025.
KAYLA VATANIAN, Personal Representative
Attorney for Personal Representative: Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: angelica@srblawyers.com
April 25; May 2, 2025 25-00592K

FIRST INSERTION
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

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 532025CP001173A000BA
IN RE: ESTATE OF MARTIN PIZARRO, Deceased.

The administration of the estate of MARTIN PIZARRO, Deceased, whose date of death was March 13, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this notice is April 25, 2025.
ANA PIZARRO GONZALEZ, Personal Representative
Attorney for Personal Representative: Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: Jennifer@srblawyers.com
April 25; May 2, 2025 25-00601K

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 25, 2025.
Personal Representative: Steven Joseph Colandro
326 Jaybee Avenue
Davenport, Florida 33897
FAMILY FIRST FIRM
Counsel for Personal Representative /s/ Ryan Saboff
Ryan Saboff, Esquire
Florida Bar Number: 1010852
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
Joseph K. Fabbri, Esquire
Florida Bar Number: 1022503
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: ryan.saboff@fff.law
E-Mail: rebekah.davis@familyfirstfirm.com
E-Mail: joe.fabbri@familyfirstfirm.com
Secondary E-Mail: probate@familyfirstfirm.com
April 25; May 2, 2025 25-00609K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386 and select the appropriate Country name from the menu option
OR E-MAIL: legal@businessobserverfl.com
Business Observer
1010239

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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2023CA004363
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DIANNA L. SUNAILITUS, et al., Defendant.
To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF DIANNA L. SUNAILITUS A/K/A DIANNA LYNN SUNAILITUS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 169, WIND MEADOWS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of you written defenses, if any, to, to McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before May 16 2025, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court this 9 day of April, 2025.
STACY BUTTERFIELD, CPA
CLERK OF COURT OF POLK COUNTY
(SEAL) By /s/ Antonio Sparrow
As Deputy Clerk

Submitted by:
MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
23-08149FL
April 25; May 2, 2025 25-00615K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of One More Child Services located at 1015 Sikes Blvd, in the County of Polk in the City of Lakeland, Florida 33815 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Polk, Florida, this 22nd day of April, 2025.
FBCB Land Holdings II, Inc.
April 25, 2025 25-00627K

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case.: 2025 CP 1353
IN RE: ESTATE OF LOUIE FRANK MYERS
Deceased.
The Administration of the Estate of CONRADO BARRION MENDOZA, Deceased.
The Administration of the Estate of Conrado Barrion Mendoza, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830.
The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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.
Dated: April 17, 2025.
Personal Representatives:
Victor Roman Mendoza
2903 Leslie Park Circle
Ann Arbor, Michigan 48105
John Konrad Mendoza
43 W. Wolfert Station Road
Mickleton, NJ 08056
Attorney for Personal Representatives: M. Jesusa Cruz Pantan, Esq.
Florida Bar No. 684317
Panton Law Firm, P.L.
27315 County Road 44A
Eustis, FL 32736-9393
Telephone: (407) 729-5622
Email: pantonlaw@gmail.com
April 25; May 2, 2025 25-00606K

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-003187-0000-00
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JEFF ARMSTEAD; MARBELLA AT DAVENPORT HOMEOWNERS' ASSOCIATION, INC.; SERVICE FINANCE COMPANY, LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MELANIE ARMSTEAD; 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 21 day of May, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 63, MARBELLA AT DAVENPORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 29 AND 30, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 162 ANDALUSIA LOOP, DAVENPORT, FL 33837

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME
TO WHOM IT MAY CONCERN:
Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case.: 2025 CP 1353
IN RE: ESTATE OF LOUIE FRANK MYERS
Deceased.
The administration of the estate of LOUIE FRANK MYERS, deceased, whose date of death was January 16, 2022, 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 petitioner's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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 25, 2025.
Petitioner:
ROBERT MYERS
1021 Old Empire Rd
Cochran, GA 31014
/s/ Markeishia L. Smith. Esquire
Markeishia L. Smith, Esquire
THE LAW OFFICES OF MARKEISHIA L. SMITH, P.A.
Florida Bar No. 122772
P.O. Box 3303
Haines City, FL 33844
Phone: (863) 866-9917
Fax: (863) 438-6860
Primary: msmith@thesmithlawfirm.org.
Attorney for Petitioner
April 25; May 2, 2025 25-00612K

FIRST INSERTION

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 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 17 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
24-02392
April 25; May 2, 2025 25-00619K

FIRST INSERTION

Primary Care+ Haines City under which (we are) engaged in business at 35726 US Highway 27 in Haines City, FL 33844. That the (party) (parties) interested in said business enterprise is as follows: Adventist Health System/Sunbelt, Inc. at Haines City, Polk County, Florida, on 4/21/2025, Polk County, Haines City, FL.
April 25, 2025 25-00628K

FIRST INSERTION

AMENDED NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001248
Division Probate
IN RE: ESTATE OF RUSS ALAN ANDERSEN, Deceased.
The administration of the estate of Russ Alan Andersen, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. 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. 732.2211, 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 25, 2025.
Personal Representative:
Susan Dean
(Apr 19, 2025 16:54 EDT)
2027 Brendla Road
Clearwater, FL 33755
Attorney for Personal Representative: Matthew D. Weidner
(Apr 18, 2025 10:34 EDT)
E-Mail Addresses: service@mattweidnerlaw.com julia@mattweidnerlaw.com
Florida Bar No. 0185957
Weidner Law
856 2nd Avenue North
St. Petersburg, FL 33701
Telephone: 727-954-8752
April 25; May 2, 2025 25-00611K

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2025CA000167000000
DIVISION: 15
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.- Robin Weston as petitioner of the Estate of Jessie Percival; Robin Weston; Pelham Percival; Donna Percival a/k/a Donna Lynne Percival a/k/a Donna L. Percival; Unknown Spouse of Robin Weston; Unknown Spouse of Pelham Percival; Unknown Spouse of Donna Percival a/k/a Donna Lynne Percival a/k/a Donna L. Percival; State of Florida Department of Revenue; Clerk of the Circuit Court for Polk County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).
TO: Robin Weston, as petitioner of the Estate of Jessie Percival, WHOSE RESIDENCE IS: 144 Beach 61st Street, Arverne, NY 11692, Robin Weston, WHOSE RESIDENCE IS: 144 Beach 61st Street, Arverne, NY 11692, Donna Percival a/k/a Donna Lynne Percival a/k/a Donna L. Percival, WHOSE RESIDENCE IS: 2115 Lake Holloway Boulevard, Lakeland, FL 33801, Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s), WHOSE RESIDENCE IS: 2115 Lake Holloway Boulevard, Lakeland, FL 33801, Unknown Spouse of Robin Weston, WHOSE

FIRST INSERTION'

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP0036540000XX
IN RE: ESTATE OF STANLEY DASHER
Deceased.
The administration of the estate of Stanley Dasher, deceased, whose date of death was July 21, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 25, 2025.
Personal Representative:
/s/ Justin N. Wood Justin N. Wood
359 Lake Eloise Point Drive
Winter Haven, Florida 33880
Attorney for Personal Representative: /s/ Ryan C. Shrouder
Ryan C. Shrouder, Attorney
Florida Bar Number: 126101
9700 Griffin Road
Cooper City, FL 33328
Telephone: (954) 329-0001
Fax: (954) 538-1326
E-Mail: ryan@myfllegal.com
Secondary E-Mail: eservice@myfllegal.com
April 25; May 2, 2025 25-00607K

FIRST INSERTION

RESIDENCE IS: 144 Beach 61st Street, Arverne, NY 11692, Unknown Spouse of Donna Percival a/k/a Donna Lynne Percival a/k/a Donna L. Percival, WHOSE RESIDENCE IS: 2115 Lake Holloway Boulevard, Lakeland, FL 33801, Unknown Parties in Possession #1, WHOSE RESIDENCE IS: 2115 Lake Holloway Boulevard, Lakeland, FL 33801 and Unknown Parties in Possession #2, WHOSE RESIDENCE IS: 2115 Lake Holloway Boulevard, Lakeland, FL 33801
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:
LOT 11, UNIT 1, LAKE HOLLOWAY WOODS, UNRECORDED, DESCRIBED AS: THE EAST 80.0 FEET OF THE WEST 265.0 FEET OF THE NORTH 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 24 EAST, LESS THE NORTH 190.0 FEET, POLK COUNTY, FLORIDA.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-3432
IN RE: ESTATE OF ROSA SANCHEZ, Deceased.
The administration of the estate of ROSA SANCHEZ, deceased, whose date of death was September 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 25, 2025.
Personal Representative:
RYAN CAPPY, ESQUIRE
400 N. Ashley Drive
Suite 2100
Tampa, Florida 33602
Attorney for Personal Representative: DANIELLE WHITE, ESQUIRE
Attorney
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 25; May 2, 2025 25-00595K

more commonly known as 2115 Lake Holloway Boulevard, Lakeland, FL 33801.
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the 16 day of April, 2025.
Default Date May 23 25
Stacy M. Butterfield
Circuit and County Courts (SEAL) By: Antonio Sparrow
Deputy Clerk
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
24-332274 FCO1 RFT
April 25; May 2, 2025 25-00621K



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

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11/8/2025 4:25

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

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ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001334-A000BA
IN RE: ESTATE OF
DAVID G. SGRAZZUTTI,
Deceased.

The administration of the Estate of DAVID G. SGRAZZUTTI, Deceased, whose date of death was February 24, 2025 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 East Parker Street, Suite 240, Lakeland, Florida 33801. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

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

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

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

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

The Personal 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.221.

The date of first publication of this notice is: April 25, 2025.

ADRIENNE M. BROWN
Co-Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202

JULIE M. BRACCIANO
Co-Personal Representative
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202

STEPHEN M. SGRAZZUTTI
Co-Personal Representative
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202

Justin W. Najmy, Esq.
Attorney for
Co-Personal Representatives
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email: jwnajmy@najmythompson.com
Secondary Email:
mscott@najmythompson.com
April 25; May 2, 2025 25-00626K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA.
PROBATE DIVISION
File No. 2024-CP-885
IN RE: ESTATE OF
ANDREA OLGA TAYLOR
Deceased.

The administration of the estate of Andrea Olga Taylor, deceased, whose date of death was November 17, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. 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.

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 25, 2025.

Personal Representatives:
DEBRA KAY PEEL
710 Garberia Drive
Davenport, Florida 33837

MICHAEL MATTHEW TAYLOR, SR.
524 Menorca Place
St. Augustine, Florida 32092

Attorney for Personal Representative:
LARISSA JEAN OWENS
Florida Bar No. 1044215
Anchor Law P.A.
7707 S. Orange Avenue,
Box 593509
Orlando, Florida 32809
Telephone: 407-900-3801
E-mail Addresses:
lowens@anchorlawfl.com
service@anchorlawfl.com
April 25; May 2, 2025 25-00629K

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com

--- ACTIONS ---	
FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-004773 LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC AND THE GROVES OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDRES FERNANDO DIAZ, Individually; UNKNOWN SPOUSE OF ANDRES FERNANDO DIAZ; and ALL UNKNOWN TENANTS/ OWNERS N/K/A ALFREDO IMONIDNI. Defendants. TO: Andrew Fernando Diaz 855 Brayton Lane Davenport, Florida 33897 Andrew Fernando Diaz 410 S. Glendale Avenue Glendale, California 91205 Andrew Fernando Diaz 2554 Clay Street Sacramento, California 95815 Unknown Spouse of Andrew Fernando Diaz 855 Brayton Lane Davenport, Florida 33897 Unknown Spouse of Andrew Fernando Diaz 410 S. Glendale Avenue Glendale, California 91205 Unknown Spouse of Andrew Fernando Diaz 2554 Clay Street Sacramento, California 95815 YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Polk County Florida, commonly known as 855 Brayton Lane, Davenport, Florida 33897, and more particularly described as: Lot 313, Legacy Park Phase</p>	<p>Three, according to the mat or Plat thereof as recorded in Plat Book129, at Page(s) 10,11 and 12, of the Public Records of Polk County, Florida. Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. This notice shall be published once a week for two consecutive weeks in the Business Observer. Default Date May 19, 25 DATED: 4-15-25 Stacy M. Butterfield Clerk of the Court for Polk County, Florida (SEAL) By Antonio Sparrow Deputy Clerk DI MASI BURTON, P.A., the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Date Florida 32801 April 25; May 2, 2025 25-00603K</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2025CA000112 FLINT E FARLEY, Plaintiff, vs. ESTATE OF GEORGE THOMAS BURRIS and UNKNOWN HEIRS OF GEORGE THOMAS BURRIS, Defendants. TO: ESTATE OF GEORGE THOMAS BURRIS; 3932 Welcome Arcadia Rd., Lexington, NC 27295-6427 UNKNOWN HEIRS OF GEORGE THOMAS BURRIS; 3932 Welcome Arcadia Rd., Lexington, NC 27295-6427 YOU ARE NOTIFIED that an action to quiet title to the following property in Polk County, Florida: The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 30 South, Range 29 East, Polk County, Florida. Parcel ID: 01-30-29-000000-044120 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose</p>	<p>address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 4-23, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on 3-17, 2025. Stacy M. Butterfield, CPA CLERK OF THE CIRCUIT COURT (SEAL) By: Antonio Sparrow DEPUTY CLERK 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 25; May 2, 9, 16, 2025 25-00597K</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF ACTION Count I IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2024-CA-004802 SILVERLEAF RESORTS, LLC, Plaintiff, vs. SCHROEDER ET.AL., Defendant(s). To: PHILLIP N SCHROEDER and CORA SCHROEDER And all parties claiming interest by, though, under or against Defendant(s) PHILLIP N SCHROEDER and CORA SCHROEDER 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</p>	<p>Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 27/0033, Building, 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. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 April 25; May 2, 2025 25-00613K</p>

SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2015CA-001166-0000-00 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS2, Plaintiff, vs. PAMELA ELAINE JOHNSON A/K/A PAMELA JOHNSON; W.S. BADCOCK CORPORATION; MRC RECEIVABLES CORP.; FLORIDA HOSPITAL CREDIT UNION; UNKNOWN TENANT #1, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated March 7, 2016, and entered in Case No. 2015CA-001166-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS2, is Plaintiff and Pamela Elaine Johnson A/K/A Pamela Johnson; W.S. Badcock Corporation; MRC Receivables Corp.; Florida Hospital Credit Union; Unknown Tenant #1, are Defendants, the Office of the</p>	
SECOND INSERTION	
<p>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 Thursday the 15th day of May 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. Blanc, Qunajah walking mat, misc. Bag/boxes, office chair, household goods, furniture parts, ironing board. Sale Is subject to cancellation in the event of settlement between owner and obligated party. April 18, 25, 202525-00569K</p>	
THIRD INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. : 2024CP003326 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</p>	
<p>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, 202525-00552K</p>	
FOURTH INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-0458 S&K BIMINI BAY HOLDINGS LLC, Plaintiff, v. WEI LI; ET AL., Defendants. To: WEI LI; CHUNLEI LU; LESLIE KINDER, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE FOR SARAH BAUER: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: BALMORAL ESTATES PHASE 2 PB 164 PG 1-5 LOT 141 More commonly known as: 128 Angela's Avenue, Haines City, FL 33844 AND RICHLAND MANOR UNIT 3 PB 42 PG 47 BLK P LOT 4 More commonly known as: 565 Forrest Drive, Bartow, FL 33830 has been filed by Plaintiff, S&K BIMINI BAY HOLDINGS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545</p>	
<p>on or before May 8 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Witness my hand and the seal of this court on this 1 day of April, 2025. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: Antonio Sparrow Deputy Clerk Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 April 4, 11, 18, 25, 202525-00519K</p>	

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA000319000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF ROGER SISSON SR. A/K/A ROGER W. SISSON SR., deceased; et al., Defendant(s). TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Roger Sisson Sr. A/K/A Roger W. Sisson Sr Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida: LOT 10 ROLLING HILLS, BEING THE NORTH 132 FEET OF THE SOUTH 1320 FEET, LESS AND EXCEPT THE WEST 990 FEET THEREOF OF THE E 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH THE DOUBLEWIDE 1989 NOBILITY HOMES, INC., MOBILE HOME WITH VIN #(S), N84239A & N84239B AND TITLE #(S) 46446492 AND</p>	
<p>46446490. THE REAL PROPERTY DESCRIBED INCLUDES AS AN IMPROVEMENT OF THE LAND SET FORTH HEREIN A MOBILE HOME PERMANENTLY AFFIXED TO SAID LAND. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before May 9 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 on 4-9-2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By: Antonio Sparrow As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1091-2659B Ref# 11039 April 18, 25, 202525-00570K</p>	
SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025CA000139000000 WILMINGTON TRUST AS TRUSTEE FOR TRYON STREET ACQUISITION TRUST I, Plaintiff, vs. ANDRES LUGO; NEWPORT HOLDINGS, LLC; 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 20 day of May, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 326, 327, 328, 329 AND 330, KOSSUTHVILLE FARMIDA TOWNSITE AND FARM UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1225 NEMETH ST, AUBURNDAL, FL 33823 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST</p>	
<p>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 10 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 24-02851 April 18, 25, 202525-00563K</p>	
SECOND INSERTION	
<p>NOTICE TO CREDITORS (Formal Administration) IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 2025-CP-000976 IN RE: The Estate of SHAMARYAH L. HAWKINS, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of SHAMARYAH L. HAWKINS, deceased, whose date of death was January 21, 2024, and whose social security number is XXX-XX-5366, 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 Representatives and the Personal Representatives' attorney are set forth below. 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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF</p>	
<p>THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is April 18, 2025. /s/ Ariyldawn M. Michaud ARIYLDAWN M. MICHAUD, As Personal Representative Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 April 18, 25, 202525-00582K</p>	
SECOND INSERTION	
<p>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2024CA003581 TH MSR HOLDINGS LLC, Plaintiff, vs. RYAN TRUONG; et al., Defendants. TO: RYAN TRUONG; 110 LAKE TRACY CT HAINES CITY, FL 33844 YOU ARE NOTIFIED that an action to foreclose to the following property in POLK County, Florida: LOT(S) 5, LAKE TRACY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGES 28 THROUGH 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 110 LAKE TRACY CT, HAINES CITY, FL 33844 (the "Property"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before May 19, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. 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 4-10, 2025. STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Antonio Sparrow DEPUTY CLERK 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 18, 25, 202525-00575K</p>	
SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2024CA003800000000 Division 08 NATIONSTAR MORTGAGE LLC Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, JAMES SHERMAN PORTER IV A/K/A JAMES PORTER IV, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, MATTHEW DAVID PORTER, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, JOHNATHAN PORTER, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, et al. Defendants. TO: JOHNATHAN PORTER, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 361 CLIFFSIDE DR APT A COLUMBUS, OH 43202 UNKNOWN SPOUSE OF JOHNATHAN PORTER CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 361 CLIFFSIDE DR APT A COLUMBUS, OH 43202 You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 119, OF INWOOD NO. 6, ACCORDING TO THE MAP OR</p>	
<p>PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. commonly known as 1489 36TH ST NW, WINTER HAVEN, FL 33881 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 5-15-25, (or 30 days from the first date of publication, whichever is later) 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. AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: Apr 8, 2025. CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) By: /s/ Jacob Kaylor Deputy Clerk David R. Byars Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 F320250/2426214/MTS April 18, 25, 202525-00565K</p>	
SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 53-2024-CA-001596 Division 15 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff, vs. JOANNE STALVEY, UNKNOWN SPOUSE OF JOANNE STALVEY, AND UNKNOWN TENANTS/ OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 3, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as: COMMENCE AT THE SW CORNER OF THE NW ¼ OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 26 EAST POLK COUNTY, FLORIDA, THENCE RUN N 29°17' 51" E., 110.0 FEET ALONG THE SOUTH LINE OF SAID NW ¼; THENCE N. 55°39'08" E., 116.25 FEET; THENCE N 67°13'38" E. ALONG THE CENTRAL LINE OF LAKE BUFFUM ROAD, 100.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 67°13'38" E., 25.0 FEET; THENCE N. 21°12'18" W., 443.33 FEET; THENCE N. 01°52'01" W., 271.64 FEET; THENCE S. 67°29' W., 168.18 FEET; THENCE S 01°19'12" E., 270.25 FEET; THENCE 68°45'18" E., 150.37 FEET; THENCE S. 21°12'22" E., 444.0 FEET TO THE POINT OF</p>	
<p>BEGINNING. A/K/A LOT 18 TOGETHER WITH THAT CERTAIN 2000 SKYLINE CORP OAK SPRINGS MOBILE HOME, VIN(S) 32620124MA, 32620124MB and commonly known as: 6575 LAKE BUFFUM RD N, FORT MEADE, FL 33841; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on May 20, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this April 11, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 318000/2424796/CMF April 18, 25, 202525-00571K</p>	

ACTIONS / SALES / PUBLIC SALES---

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2024CA004567 NAVY FEDERAL CREDIT UNION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF ROBERT EDWARD BURNSIDE, SR. A/K/A ROBERT BURNSIDE, DECEASED, CHRISTINE KATHERINE JOHNSON A/K/A CHRISTINE JOHNSON , AS KNOWN HEIR OF ROBERT EDWARD BURNSIDE, SR. A/K/A ROBERT BURNSIDE, DECEASED, ROBERT EDWARD BURNSIDE, JR., AS KNOWN HEIR OF ROBERT EDWARD BURNSIDE, SR. A/K/A ROBERT BURNSIDE, DECEASED, et al. Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF ROBERT EDWARD BURNSIDE, SR. A/K/A ROBERT BURNSIDE, DECEASED CURRENT RESIDENCE UNKNOWN CHRISTINE KATHERINE JOHNSON A/K/A CHRISTINE JOHNSON, AS KNOWN HEIR OF ROBERT EDWARD BURNSIDE, SR. A/K/A ROBERT BURNSIDE, DECEASED LAST KNOWN ADDRESS 1223 AVENUE L APT 2 HAINES CITY, FL 33844 UNKNOWN SPOUSE OF CHRISTINE KATHERINE JOHNSON A/K/A CHRISTINE JOHNSON LAST KNOWN ADDRESS 1223 AVENUE L APT 2 HAINES CITY, FL 33844 ROBERT EDWARD BURNSIDE, JR., AS KNOWN HEIR OF ROBERT EDWARD BURNSIDE, SR. A/K/A ROBERT BURNSIDE, DECEASED LAST KNOWN ADDRESS 2914 EARLYTOWN RD BIRMINGHAM, AL 35214 UNKNOWN SPOUSE OF ROBERT EDWARD BURNSIDE, JR. LAST KNOWN ADDRESS 2914 EARLYTOWN RD</p>	
BIRMINGHAM, AL 35214 You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOTS 18 AND 19, BLOCK 2, M.C. CAIN'S ADDITION TO THE TOWN OF MULBERRY, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 59, PAGE 112, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. commonly known as 405 NW 5TH AVE, MULBERRY, FL 33860 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before May 9 2025, (or 30 days from the first date of publication, whichever is later) 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. AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: April 2, 2025. CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) By: Antonio Sparrow Deputy Clerk Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 110650/2426925/and April 18, 25, 2025	25-00560K

SECOND INSERTION	
<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN & FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 53-2025-CP-000252-0000-XX14 IN RE: ESTATE OF GARY EDWARD BRANDMEIER, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Gary Edward Brandmeier, deceased, Case Number: 53-2025-CP-000252-0000-XX14, by the Tenth Judicial Circuit Court in & for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer J141, Bartow FL 33831-9000; that the decedent's date of death was August 12, 2024; that the total value of the estate is \$3,328.63 and the name and address of the personal representative is set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom</p>	
provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SETFORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this Notice is April 18,2025 Personal Representative & Person Giving Notice: Dolly A. Regan 811 Quail Ridge Rd. Peculiar, MO 64078 Telephone: (816) 914-0914 E-Mail: Dollyr0305@gmail.com April 18, 25, 2025	25-00585K

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2023CA004847000000 ADVANTA IRA SERVICES, LLC FBO IRA #8006970 OBO NEIL PAULSON, SR., Plaintiff, vs. PAUL NASH A/K/A PAUL ANTHONY NASH, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 26, 2025 in Civil Case No. 2023CA004847000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein ADVANTA IRA SERVICES, LLC FBO IRA #8006970 OBO NEIL PAULSON, SR. is Plaintiff and Paul Nash a/k/a Paul Anthony Nash, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of May, 2025 at 10:00 AM on the following described property as set forth in said Summary Final</p>	
Judgment, to-wit: Lot 210, WATERSONG PHASE ONE, according to the Plat thereof as recorded in Plat Book 135, Page(s) 45-52 of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08903FL April 18, 25, 2025	25-00576K

SECOND INSERTION	
<p>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 Thursday the 15th day of May 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Johnson, Candra misc. boxes, space heater, toys, kid bike, misc. bags. Sale Is subject to cancellation in the event of settlement between owner and obligated party. April 18, 25, 2025</p>	25-00568K
SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-001140 IN RE: ESTATE OF MARGIE FAY SOWELL Deceased. The administration of the estate of Margie Fay Sowell, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830-3912. 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS 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</p>	
as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 18, 2025. Personal Representative: /s/ James A. Sowell Jr. James A. Sowell Jr. Attorney for Personal Representative: SPINKS LAW FIRM /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Email: ed@spinkslawfirm.com April 18, 25, 2025	25-00567K

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001145A000BA IN RE: ESTATE OF RICHARD EDGE ROUTH Deceased. The administration of the estate of Richard Edge Routh, deceased, whose date of death was March 2, 2025, 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,</p>	
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 18, 2025. Personal Representative: Teresa Cole Routh 2677 Crystal Beach Road Winter Haven, Florida 33880 Attorney for Personal Representative: Richard E. Straughn, Esquire Florida Bar Number: 377430 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: rstraughn@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com April 18, 25, 2025	25-00572K

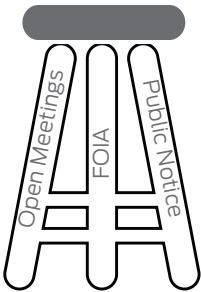
SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 934 IN RE: ESTATE OF BARBARA JEAN GILLILAN Deceased. The administration of the estate of Barbara Jean Gillilan, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>	
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 18, 2025. Personal Representative: Christopher M. Gillilan 3140 Pryor Road Haines City, Florida 33844 Attorney for Personal Representative: Patrick L. Smith, Attorney Florida Bar Number: 27044 179 N US Hwy 27, Suite F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail: nicole@attorneypatricksmith.com April 18, 25, 2025	25-00578K

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2022-CA-001242 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. HEATHER S. WHITWORTH, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on May 27, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: Tract 3 of the unrecorded plat of Trails of Lake Daisy more particularly described as: That part of Sections 25 and 36, Township 28 South, Range 26 East, Polk County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Section 25 for a point of reference; thence run South 89°42'28” West, a distance of 30.00 feet to the Westerly right of way line of Lake Daisy Road; thence run North 00°18'21” West along the said Westerly right of way line a distance of 133.40 feet to the Point of Beginning; from the said Point of Beginning run South 89°41'39” West, a distance of 195.00 feet; thence run South 60°41'01” West a distance of 430.40 feet to an intersection with the beginning of a curve concaved Southwesterly with a central angle of 26°20'48” and a radius of 240.16 feet; thence run Northwesterly along the arc of the said curve, an arc distance of 110.43 feet for a chord-bearing of North 21°05'21” West and a chord distance of 109.46 feet to the end of the said curve and the beginning of a second curve concaved Southwesterly, with a central angle of 04°26'05” and a radius of 1162.83 feet; thence run Northwesterly along the arc of the said curve, an arc distance of 90.00 feet for a chord-bearing of North 36°28'48” West and a chord-distance of 89.98 feet to the end of the said curve; thence run North 42°07'11” East, a distance of 153.94 feet; thence run</p>	
North 56°29'31” East, a distance of 104.65 feet; thence run North 13°59'50” East a distance of 55.11 feet; thence run North 88°35'22” East, a distance of 458.40 feet to the said Westerly right of way of Lake Daisy Road; thence run South 00°18'21” East, along the said Westerly right of way line a distance of 199.42 feet to the said Point of Beginning. Property Address: 210 Old Spanish Way, Winter Haven, FL 33884 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. 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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida Office of the Court Administrator at (863) 534-4686 (Voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities. SUBMITTED on this 16th day of April, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff	
OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 April 18, 25, 2025	25-00580K
THIRD INSERTION	
<p>NOTICE OF ACTION FOR PETITION TO DETERMINE 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</p>	
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 Apr. 11, 18, 25; May 2, 2025	
25-00537K	

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2022-CA-001006 MIDFIRST BANK, Plaintiff, vs. LUIS FELIPE MONGE JIMENEZ, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 01, 2024 in Civil Case No. 53-2022-CA-001006 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein MIDFIRST BANK is Plaintiff and Luis Felipe Monge Jimenez, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of May, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 69, LAKESIDE LANDINGS PHASE 3, ACCORDING</p>	
TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 5 THROUGH 7 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 22-00527FL April 18, 25, 2025	25-00577K

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability









Publishing notices on the internet is neither cheap nor free







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

Types Of Public Notices






Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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