Public Notices

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PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** APRIL 25 - MAY 1, 2025

Business Ibserver

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. Sparx 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 Sparx located at Central Avenue in the City of Winter Haven, Polk County, FL 33880 intends to register the said name with the Division of Cor-porations of the Department of State, Tallahassee, Florida.

Dated this 16th day of April, 2025. Sparx Peer Support Connections, LLC Shanna R Fox 25-00590K April 25, 2025

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

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 Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,

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,

Florida Statutes. The written demand

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

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

NOTWITHSTANDING THE TIME PFRIODS 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 oth-

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

The personal representative has no duty to discover whether any prop-erty held at the time of the decedent's death by the decedent or the decedent's surviving spouse is prop-erty 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532025CP001112A000BA

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 is255 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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

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 is255 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 de-cedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Dispo-sition 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

FIRST INSERTION

THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no dutv t

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

PERIODS SET FORTH ABOVE, ANY

notice is April 25, 2025. nal Repre

competitive bidding the following prop erty abandoned by Richard Michael Healy, to wit: A certain 1984 WEST singlewide mobile home, bearing VIN # GAFL1AD13076022. 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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@straughnturner.com Secondary E-Mail: ahall@straughnturner.com April 25; May 2, 2025 25-00594K

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: 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: becky@attorneypatricksmith.com April 25; May 2, 2025 25-00605K

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 de-mands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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. Fabbi, 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.fabbi@familyfirstfirm.com

Secondary E-Mail: probate@familyfirstfirm.com April 25; May 2, 2025 25-00609K

FIRST INSERTION		
NOTICE UNDER FICTITIOUS NAME LAW Pursuant	intends to register the s the Division of Corpo	
to F.S. §865.09	Florida Department of State, Tallahas-	
NOTICE IS HEREBY GIVEN that	see, Florida.	
the undersigned, desiring to engage	Dated this 22 of April, 2025.	
in business under the fictitious name	Jason T. Aylward	
of Old Bay Brass, located at 720 Win-	720 Winfree Avenue	
free Avenue, in the City of Lakeland,	Lakeland, FL 33801	
County of Polk, State of FL, 33801,	April 25, 2025	25-00618K



--- 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 DI-ANNA L. SUNAILITUS A/K/A DIAN-NA 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 fol-

lowing described property: LOT 169, WIND MEADOWS, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 139, PAGE 11, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on 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 publi-cation 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. FBCH Land Holdings II, Inc.

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

PROBATE DIVISION CASE NO.: 2025CP001194A000BA In re: 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 per-

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA 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 Panton, 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 high-

est and best bidder for cash electroni-

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING 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 UN-CLAIMED, 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 Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or imme-diately 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

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 BE-FORE 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 Disposi-tion of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITH-STANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is April 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 RES-IDENCE IS: 2115 Lake Hollowav 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

notice is 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 n Polk County, Florida, more particularly described as follows: LOT 11, UNIT 1, LAKE HOL-LOWAY WOODS, UNRE-CORDED, 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 Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211 Florida Statutes. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

notice is 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

April 25, 2025



PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

cally 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 DAV-ENPORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 29 AND 30, IN-CLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 162 ANDALUSIA LOOP, DAVEN-PORT, FL 33837

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

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



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

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 Av enue, 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 FC01 RFT April 25: May 2, 2025 25-00621K

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 observer

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

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1150 **Division Probate** IN RE: ESTATE OF CAROL E. OGILVY A/K/A CAROL ENID OGILVY Deceased.

The administration of the Estate of Carol E. Ogilvy a/k/a Carol Enid Ogilvy, deceased, whose date of death was February 3, 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 AF-TER 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Personal Representative: Robyn Joanne Williams 569 Miami Crest Drive Loveland, OH 45140 Attorney for Personal Representative: Andrew M. Berland, Esq. E-Mail Addresses: andrew@hendersonsachs.com michael@hendersonsachs.com Florida Bar No. 84030 Henderson Sachs PA 8240 Exchange Drive Ste. C6 Orlando, FL 32809 Telephone: 4078502500

April 25; May 2, 2025 25-00622K

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 Centra Care Haines City under which (we are) engaged in business at 35716 US Highway 27 in Haines City, FL 33844. That the (party) (parties) interested in said enterprise is as follows: business Adventist Health System/Sunbelt, Inc. at Haines City, Polk County, Florida, on

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-000431 DIVISION: 04 VANDERBILT MORTGAGE AND FINANCE, INC., Plaintiff. vs. JOSEPHINE LEANNE BROWN; UNKNOWN SPOUSE OF JOSEPHINE LEANNE BROWN: **CRYSTAL BETHANN BROWN;** UNKNOWN SPOUSE OF CRYSTAL **BETHANN BROWN; POLK** COUNTY, FLORIDA - CODE ENFOCEMENT UNIT; STATE OF FLORIDA; and UNKNOWN TENANT

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 06, 2024, entered in Case No.: 2024-CA-000431 of the Circuit Court in and for Polk County, Florida, wherein JOSEPHINE LEANNE BROWN, CRYSTAL BETHANN BROWN, POLK COUNTY, FLORIDA - CODE ENFO-CEMENT UNIT, and UNKNOWN TENANT N/K/A TYLER MCLEAN are the Defendants, that Stacy M. Butterfield, CPA, the Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on May 20, 2025, by electronic sale beginning at 10:00 a.m., on the above prescribed date at website www.polk.realforeclose. com, on the following described real property as set forth in the Final Judgment:

SEE ATTACHED EXHIBIT "A' EXHIBIT "A"

22-10-1643 A portion of the South 3/4 of the East 1/2 of Section 31, Township 30 South, Range 27 East, Polk County, Florida, being a num-bered tract in an unrecorded plat of LAKE WALES ESTATES and more particularly described as follows:

TRACT 258: Commence at the South 1/4 corner of Section 31; thence North 89 degrees 53 minutes 09 seconds East 353.85 feet: thence North 1627.99 feet: thence East 305 feet to the Point of Beginning; thence East 165 feet; thence South 305 feet;

thence West 165 feet; thence North 305 feet to the Point of Beginning. TOGETHER WITH that certain manufactured home located thereon. Parcel ID No. 273031-000000-023060 More commonly known as: 0 Lighthouse Avenue, Lake Wales, FL 33859 TOGETHER WITH A 2023 CMH MODEL MANUFAC-TURED HOME BEARING SE-

FIRST INSERTION

RIAL NO .: CAP039632TNAB. NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. NOTICE

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 receiv-ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. By: Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: camin@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 April 25; May 2, 2025 25-00600K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY. FLORIDA CASE NO. 532022CA002083000000 CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff. vs. UNKNOWN HEIRS OF CHARLES DAVID COMER A/K/A CHARLES **COMER: CHARLOTTE LYNNETTE** MCHENRY F/K/A CHARLOTTE LYNNETTE BURRILL; A. C., A MINOR CHILD, IN CARE OF HER MOTHER AND NATURAL GUARDIAN, ADELL CHEATUM; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated April 3, 2025, and entered in Case No. 532022CA002083000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and UNKNOWN HEIRS OF CHARLES DAVID COMER A/K/A CHARLES COMER; CHARLOTTE LYNNETTE MCHENRY F/K/A CHARLOTTE LYNNETTE BURRILL; A. C., A MINOR CHILD, IN CARE OF HER MOTHER AND NATURAL GUARDIAN, ADELL CHEATUM, are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose. com at 10:00 a.m., on the 20TH day of MAY, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 33, OF PHILLIP KATZ RE-SUBDIVISION OF OAK HILL SUBDIVISION, AS SHOWN BY MAP OF PLAT THEREOF RE-CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 41. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the pro-vision of certain assistance. Please contact the Office of the Court Administrative, 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 im-

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

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this 15TH day of APRIL, 2025. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /S/ MARK ELIA Mark C. Elia, Esq. Florida Bar #: 695734 CR17254-22/sap Apr. 25; May 2, 2025 25-00587K

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH IUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA-004260-0000-00 WELLS FARGO BANK N A Plaintiff(s) VS. UNKNOWN HEIRS DEVISEES GRANTEES ASSIGNEES CREDITOR, DIANE SIMMONS FKA DIANÉ WILLIS GILDER FKA DIANE E. GILDER FKA DIANE WILLIS, JOANNA M BURDETTE, UNKNOWN SPOUSE OF DIANE SIMMONS F/K/A DIANE WILLIS FILDER F/K/A DIANE E. GILDER F/K/A DIANE WILLIS, UNKNOWN SPOUSE OF JOANNA M. BURDETTE, JULIE RAE CARLSON AKA JULIE R. CARLSON AKA JULIE RAE DOWLING, JAMES A DOWLING SUSAN M DORSETT AKA SUSIE M. DORSETT AKA SUSIE M. SCHNITZ, GALE A TROUP, DOYLE CLAIR CARLSON AKA DOYLE C. CARLSON, UNKNOWN PARTIES IN POSSESSION 1. UNKNOWN PARTIES IN POSSESSION 2 Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on DECEM-BER 10TH 2024 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk Coun-ty, Florida, described as:

Property Address: 206 East Maple Street, Davenport. FL 33837-4194 a. Legal Description: LOTS 12 AND 13, BLOCK 63, MAP OF DAVENPORT, ACCORDING

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO: 2023 CA 005281 RAUNELL LIRIANO, Plaintiff, vs. STORM HOLDINGS LLC, A NEW JERSEY LIMITED LIABILITY COMPANY AS TRUSTEE OF THE

1362 HOMOSASSA WAY LAND TRUST DATED **DECEMBER 28, 2021;** Defendant.

NOTICE IS HEREBY GIVEN that pursuant to an Order on Plaintiff's Motion for Final Default Judgment and Request for Attorney's Fees, dated April 15, 2025, and entered in case # 2023-CA 005281 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein RAUNELL LIRIANO is the Plaintiff, and STORM HOLDING LLC, A NEW JERSEY LIMITED LIA-BILITY COMPANY AS TRUSTEE OF THE 1362 HOMOSASSA WAY LAND TRUST DATED DECEMBER 28, 2021 is the Defendant. The Polk County Clerk of the Circuit Court will sell the subject property at public sale with a minimum first auction bid of at least Fifty Thousand Dollars (\$50,000.00) to the highest bidder for cash on May 16, 2025, at 10:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted online at https:// www.polkrealforeclose.com.

The subject property is described as set forth in the said Order, to wit:

Lot 1, Block 426, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, according to the map or plat thereof, as re-corded in Plat Book 55, Page(s)

FIRST INSERTION

TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3. PAGE 58. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA b. Parcel ID No. 272703-717500-063120

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 16TH day of MAY,2025.

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

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

WITNESS my hand and the seal of the Court on this 14th day of April,

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Ashley Saunders Deputy Clerk

Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 April 25; May 2, 2025 25-00602K

FIRST INSERTION

Public Records of Polk County, Florida. Parcel ID: 28-27-33-934460-426010 Physical address:

1362 Homosassa Drive, Poinciana, FL 34759 IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEN-DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BE-FORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLIAMED, ONLY THE OWNER OF THE 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 22nd day of April 2025. By: Stephen K. Hachey, FLORIDA BAR NO.: 15322 Law Offices of Stephen K. Hachey, P.A. Attorney for Plaintiff 10521 Bloomingdale Ridge Riverview Florida 33578

FIRST INSERTION

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

CASE NO. 2024 CA-002743 SOUTHSTATE BANK, N.A., Plaintiff, vs. HEIDI DALE OWENS, individually and as Personal Representative of the ESTATE OF MATHEW GARRETT OWENS, PROVIDENCE COMMUNITY ASSOCIATION, INC., LAKESIDE VILLAS AT PROVIDENCE VILLAGE ASSOCIATION, INC., and UNKNOWN TENANT(S),

Defendants.

NOTICE is hereby given pursuant to a Summary Final Judgment of Foreclosure entered in this case on April 15, 2025, scheduling the foreclosure sale, STACY M. BUTTERFIELD, CPA, as the Clerk of the Court will sell the property situated in Polk County, Florida, described as:

Lot 88, PROVIDENCE N-4B REPLAT – PHASE 2, according to the plat thereof, as recorded in Plat Book 158, Page 12 of the Public Records of Polk County, Florida.

Commonly known as 2137 Lake Side Avenue, Davenport, Florida 33837

at public sale, to the highest and best bidder for cash, electronically, online at 10:00 AM on May 20, 2025, at www. polk.realforeclose.com. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale in accordance with Florida Statutes, Section 45.031.

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

Dated this 22nd day of April 2025. GREY SQUIRES BINFORD, P.A. Post Office Box 1209 Winter Park, Florida 32790-1209 (689) 244-0414 (Telephone) Attorneys for Plaintiff By:/s/ Grey Squires Binford GREY SQUIRES BINFORD Florida Bar No. 0749151 Grev@Binford-Law.com April 25; May 2, 2025 25-00620K



04/21/2025, Polk County, Haines City, FL. April 25, 2025 25-00623K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/09/2025, at 10:30 a.m., the following property will be sold at public auc-tion pursuant to F.S. 715.109: A 1972 SCHL mobile home bearing vehicle identification number S112403 and all personal items located inside the mobile home. Last Tenant: Larry William Davis a/k/a Larry Davis. Sale to be held at: Pine Ridge Estates MHC, 7405 N. Socrum Loop Road, Lakeland, Florida 33809, (863) 858- 7177. April 25; May 2, 2025 25-00624K

FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/09/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to ES. 715,109: A 1973 CRSN mobile home bearing vehicle identification numbers 2100170 and all personal items located inside the mobile home. Last Tenant: Theresa Carr. Sale to be held at: Happy Day MHC, 1311 U.S. Highway 92 West, Auburndale, Florida 33823, (863) 272-2286. April 25; May 2, 2025 25-00625K 5 through 18, inclusive, of the

April 25; May 2, 2025 25-00614K

FIRST INSERTION

PUBLIC NOTICE

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

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

1. Base Flood Elevations (BFEs) will be established within the revised area. 2. The SFHA will increase and

decrease within the revised area. Maps and detailed analysis of the revision can be reviewed at Polk County Main Office Building located at 330 W. Church St. Barton, FL 33830. Interested persons may call Greg Hentschel P.E. at (863) 534-6047 for additional information from Monday to Friday between 8 am to 4 pm. 25-00610K April 25, 2025

siness servei

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, Estate & Court-related notice

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

or email legal@businessobserverfl.com

941-906-9386 and select the appropriate County name from the menu option OR E-N



legal@businessobserverfl.com

--- 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,

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

other persons having claims or de-mands against Decedent's Estate, on 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

NOTICE.

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 cura-tor 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. 732.2211.

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

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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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

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

Deceased. The administration of the Estate of

are set forth below.

All creditors of the Decedent and whom a copy of this notice is required

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

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



Deceased.

forth below

The personal representative has no

• We offer an online payment portal for easy credit card payment

PUBLISH

LEGAL NOTICE

YOUR

• Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



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

FIRST INSERTION

--- ACTIONS ----FIRST INSERTION

FIRST INSERTION

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

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

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

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 Business Observer.

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

FIRST INSERTION

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 be-fore 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

FIRST INSERTION

NOTICE OF ACTION Count I IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2024-CA-004802 SILVERLEAF RESORTS, LLC.

the relief demanded in the Complaint.

week for two consecutive weeks in the 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

> FLORIDA Case No.: 532025CA000264000000 SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v.

GERSON RIVERA MOLINA; UNKNOWN SPOUSE OF GERSON RIVERA MOLINA; MILITZA IRIZARRY RIVAS; UNKNOWN SPOUSE OF MILITZA IRIZARRY RIVAS; AQUA FINANCE, INC.; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION. INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE RURAL HOUSING SERVICE; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendant. To the following Defendant(s): GERSON RIVERA MOLINA (LAST KNOWN ADDRESS) 2187 MANDARIN LOOP DUNDEE, FL 33838 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 269, THE RIDGE AT SWAN LAKE, ACCORD-

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 nses, if any, to it n 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 origi nal 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.

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

Case No.: 532025CA000264000000 SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v.

GERSON RIVERA MOLINA; UNKNOWN SPOUSE OF GERSON RIVERA MOLINA; MILITZA **IRIZARRY RIVAS; UNKNOWN** SPOUSE OF MILITZA IRIZARRY RIVAS; AQUA FINANCE, INC.; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE RURAL HOUSING SERVICE; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): GERSON RIVERA MOLINA (LAST KNOWN ADDRESS) 2187 MANDARIN LOOP DUNDEE, FL 33838 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 269, THE RIDGE AT SWAN LAKE, ACCORD-ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGES 38 THROUGH 40, INCLUSIVE, PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. a/k/a 2187 Mandarin Loop, Dundee, FL 33838

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before May 22 25, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the origi-nal 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. This notice is provided pursuant to Administrative Order No. 2.065.

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 notifi-cation 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 this 15 day of April 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By Antonio Sparrow As Deputy Clerk

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 April 25; May 2, 2025 25-00599K

FIRST INSERTION

NOTICE OF ACTION COUNTY, FLORIDA. IN THE CIRCUIT COURT OF THE a/k/a 2187 Mandarin Loop, Dundee, FL 33838 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY,

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before May 22 25, a date which is within thirty (30) days after the first publication of this Notice in 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 demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

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,

this Court this 15 day of April 2025.

As Clerk of the Court (SEAL) By Antonio Sparrow As Deputy Clerk

Attorney for Plaintiff, 10360 West State Road 84 Fort Lauderdale, FL 33324

FIRST INSERTION

NOTICE OF ACTION FOR FOREC before service on Plaintif

call 711. WITNESS my hand and the seal of

Stacy M. Butterfield

April 25; May 2, 2025 25-00599K

nal with the Clerk of this Court either

POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000624 IN RE: ESTATE OF

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2025CA000648000000 Freedom Mortgage Corporation Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Maximilian Smith, Deceased; Jennifer Smith, as Personal Representative of the Estate of Maximilian Smith, Deceased; Jennifer Smith; Maximilian Alexander Smith; Roman Lucas Smith: Unknown Spouse of Wanda Joshua a/k/a Wanda M. Joshua Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Maximilian Smith, Deceased

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 15, BLOCK 1, HIGHLAND PARK MANOR, PLAT NUM-BER 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 3, OF THE PUB-

Amended NOTICE OF ACTION

FOR PUBLICATION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, AND

FOR POLK COUNTY, FLORIDA

CASE NO .:

COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on Amanda

LIC RECORDS OF POLK

Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before May 16 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 4-9-25. Stacy M. Butterfield As Clerk of the Court (SEAL) By Antonio Sparrow As Deputy Clerk

Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F00450 April 25; May 2, 2025 25-00598K

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

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 Notice of Current Address, Florida Supreme Court Approved Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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: 4-9-25

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Antonio Sparrow DEPUTY CLERK

Stuart Glenn, Esquire, attorney for Plaintiff, 1728 Salem Drive, Orlando, Florida 32807 Apr. 18, 25; May 2, 9, 2025 25-00561K

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

SECOND INSERTION

Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must

221 6th Street SW Winter Haven, FL 33880 Last Known Address: 336 E. College Avenue, Suite 301, Tallahassee, FL 32301 YOU ARE HEREBY NOTIFIED that an action Complaint for Breach has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stuart Glenn,

25, and file the original with the Polk County Clerk fo Court, 255 N. Broadway Avenue, Bartow, FL 33830, before

Esquire, attorney for Plaintiff, whose address is 1728 Salem Drive, Orlando, Florida 32807 on or before May 16

Kelley Kronenberg,

2024-CC-004270000000 BRISBIN CAPTIAL LLC, Plaintiff, And BIZARRE MOTORSPORTS, and ANTHONY STENSON, individually, Defendant, TO: ANTHONY STENSON d/b/a Bizarre Motorsports

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 tenantin-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

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

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.:

ING TO THE MAP OR PLAT

THEREOF, RECORDED IN PLAT BOOK 146, PAGES 38

THROUGH 40, INCLUSIVE,

PUBLIC RECORDS OF POLK

532025CC001245000000 TOWER MANOR MHC, LLC, Plaintiff. vs. LOUIS LENGYEL and STATE

OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.

Louis Lengvel

910 Kerry Blvd

Winter Haven, Florida 33880

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

51 Tower Manor Drive Lot No. 51

Auburndale, Florida 33823

and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUB-LICATION OF THIS NOTICE in the Business Observer, and file the origiimmediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action.

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

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

Default Date: 4-28-25 Dated: 3-20-25

STACY M. BUTTERFIELD Polk County Clerk of Court (SEAL) By: Carolyn Mack Deputy Clerk

Brian C. Chase, Esq., Plaintiff's attorney, 1313 North Howard Avenue, Tampa, Florida 33607 April 25; May 2, 2025 25-00604K

BESSIE R. STROMAN Deceased.

service on Defendant or immediately

If you fail to do so, a default may be

entered against you for the relief de-manded in the petition. Copies of all

court documents in this case, including

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

thereafter.

The administration of the estate of Bessie R. Stroman, deceased, whose date of death was January 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. 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,

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representative: Nayla Najah Stroman

3800 Cypress Garden Road Winter Haven, Florida 33884 Attorney for Personal Representative: /s/ Desiree Sanchez Desiree Sanchez, Esquire Florida Bar Number: 10082 SANCHEZ LAW GROUP P.A. 605 E. Robinson Street, Suite 650 Orlando, FL 32801 Telephone: (407) 500-4444 Fax: (407) 236-0444 E-Mail 1: desiree@sanchezlaw.com E-Mail 2: info@sanchezlaw.com April 18, 25, 2025 25-00566K

What is a public notice?

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

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

APRIL 25 - MAY 1. 2025

SECOND INSERTION

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

TO: RYAN TRUONG; 110 LAKE TRA-

CY 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 ES-TATES, ACCORDING TO THE

PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 155, PAGES

28 THROUGH 31, OF THE

PUBLIC RECORDS OF POLK

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 Remtul-

la, LLP, the plaintiff's attorney, whose

address is 6801 Lake Worth Road, Suite

100E, Greenacres, FL 33467, on or be-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR POLK

COUNTY CIVIL DIVISION

Case No. 2024CA00380000000

Division 08 NATIONSTAR MORTGAGE LLC

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES,

AND TRUSTEES OF JAMES SHERMAN PORTER III A/K/A

JAMES SHERMAN PORTER IV A/K/A JAMES PORTER IV,

AS KNOWN HEIR OF JAMES

MATTHEW DAVID PORTER,

AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A

JOHNATHAN PORTER, AS

KNOWN HEIR OF JAMES

et al.

Defendants.

SHERMAN PORTER III A/K/A

JAMES S PORTER, DECEASED,

TO: JOHNATHAN PORTER, AS KNOWN HEIR OF JAMES SHER-

MAN PORTER III A/K/A JAMES S

PORTER, DECEASED CURRENT RESIDENCE UNKNOWN

UNKNOWN SPOUSE OF JOHNA-

THAN PORTER CURRENT RESIDENCE UNKNOWN

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

NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT OF

LAST KNOWN ADDRESS

361 CLIFFSIDE DR APT A

LAST KNOWN ADDRESS

361 CLIFFSIDE DR APT A

COLUMBUS, OH 43202

COLUMBUS, OH 43202

JAMES S PORTER, DECEASED,

SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED,

JAMES S PORTER, DECEASED,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS

COUNTY, FLORIDA.

CASE NO.: 2024CA003581 TH MSR HOLDINGS LLC,

RYAN TRUONG; et al.,

Plaintiff, vs.

Defendants.

--- ESTATE / SALES / ACTIONS---SECOND INSERTION

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO .: 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 Hos-pital Credit Union; Unknown Tenant #1, are Defendants, the Office of the

Clerk, Polk County Clerk of the Court will sell via online auction at www.polk. realforeclose.com at 10:00 am on the 9th day of May, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22 AND 23, BLOCK E,

SAMPLE BROTHER'S SUBDI-VISION, HAINES CITY AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 705 6th Street North, Haines City, Florida 33844

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 4/10/25

McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 14-400566 April 18, 25, 2025 25-00562K

SECOND INSERTION

NOTICE OF PUBLIC SALE

ADVERTISEMENT OF SAID NOTICE IS HEREBY GIVEN that the undersigned

intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-

83.809). The undersigned will sell at public sale by competitive bidding on Thursday

event of settlement between owner and obligated party.

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.

April 18, 25, 2025

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

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, BE-

ING 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 NO-BILITY HOMES, INC., MO-BILE HOME WITH VIN #(S), N84239A & N84239B AND TITLE #(S) 46446492 AND

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025CA000139000000 WILMINGTON TRUST AS TRUSTEE FOR TRYON STREET ACQUISITION TRUST I, Plaintiff, vs. ANDRES LUGO; NEWPORT HOLDINGS, LLC; UNKNOWN TENANT IN POSSESSION OF THE

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 FLOR-IDA TOWNSITE AND FARM UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 17, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NEMETH ST, AUBURNDALE,

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST

SECOND INSERTION

46446490. THE REAL PROP-ERTY 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 de-

manded 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, 2025 25-00570K

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 - 2438DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02851

April 18, 25, 2025 25-00563K

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

fore 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, 2025 25-00575K

SECOND INSERTION

PLAT THEREOF AS RECORD-ED 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 de-

manded in the Complaint. AMERICANS WITH DISABILI-TIES 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 assis-tance. 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, 2025 25-00565K

SECOND INSERTION BEGINNING.

A/K/A LOT 18 TOGETHER WITH THAT CER-TAIN 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, appur-tenances, 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 ES. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs any 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/CMP 25-00571K April 18, 25, 2025

THIRD INSERTION County Courthouse, 5D-2 (fifth floor, blue elevator), 255 North Broadway,

Bartow FL, 33830. This action was instituted in the Cir-cuit 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.

Clerk of the Circuit Court By: Loretta Hill

DATED on 04/07/2025 As Deputy Clerk

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, SUBJECT PROPERTY, Lakeland, FL, 33801. Blanc, Qunajah walking mat, misc. Bag/boxes, office chair, Defendants. household goods, furniture parts, ironing board. Sale Is subject to cancellation in the 25-00569K

PROPERTY ADDRESS: 1225

FL 33823 IF YOU ARE A PERSON CLAIM-

tion 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

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 Peti-

Apr. 11, 18, 25; May 2, 2025 25-00552K

FOURTH INSERTION

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

Defendants. To: WEI LI; CHUNLEI LU; LESLIE KINDER, AS CO-PERSONAL REP-RESENTATIVE OF THE ESTATE FOR SARAH BALLER.

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 An-gela's Avenue, Haines City, FL 33844 AND RICHLAND MAN-OR UNIT 3 PB 42 PG 47 BLK P LOT 4 More commonly known as: 565 Forrest Drive, Bartow, FL 33830

has been filed by Plaintiff, S&K BIMINI BAY HOLDINGS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545

on or before May 8 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

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

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: Antonio Sparrow Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 April 4, 11, 18, 25, 2025 25-00519K

COURT IN AND FOR POLK COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 2025-CP-000976 IN RE: The Estate of SHAMARYAH L. HAWKINS, Deceased.

NOTICE TO CREDITORS

(Formal Administration)

IN THE 10th JUDICIAL CIRCUIT

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 § 732.2211.

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

THREE (3) MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

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

ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 25-00582K April 18, 25, 2025

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 ½ 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 1/4; 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 BEGIN-NING; THENCE CONTINUE N. 67°13'38" E., 25.0 FEET; THENCE N. 21º12'18" 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

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

SECOND INSERTION

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 JOHN-SON A/K/A CHRISTINE JOHNSON, AS KNOWN HEIR OF ROBERT ED-WARD BURNSIDE, SR. A/K/A ROB-ERT BURNSIDE, DECEASED LAST KNOWN ADDRESS 1223 AVENUE L APT 2 HAINES CITY, FL 33844 UNKNOWN SPOUSE OF CHRIS-TINE 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 ED-WARD BURNSIDE, SR. A/K/A ROB-ERT BURNSIDE, DECEASED LAST KNOWN ADDRESS 2914 EARLYTOWN RD BIRMINGHAM, AL 35214 UNKNOWN SPOUSE OF ROBERT EDWARD BURNSIDE, JR. LAST KNOWN ADDRESS 2914 EARLYTOWN RD

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 RECORD-ED 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 de-

manded in the Complaint. AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs any accommo-dation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court 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 Innifor M Scott

April 18, 25, 2025	25-00560K
April 18, 25, 2025	25-00560K
110650/2426925/and	
(813) 229-0900	
Tampa, Florida 33601,	
P.O. Box 800,	
1 2	
plaintiff's attorney	
Kass Shuler, P.A.,	
Jemmer Wi. Scott	

SECOND INSERTION

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

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 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

SECOND INSERTION

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 Mar-

gie 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. Bar-

tow, FL 33830-3912. The names and

addresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

OF THIS NOTICE ON THEM.

ney are set forth below.

25-00568K

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 25-00567K April 18, 25, 2025

SECOND INSERTION

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is 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@straughnturner.com Secondary E-Mail: ahall@straughnturner.com

April 18, 25, 2025 25-00572K

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

SECOND INSERTION

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, ES, 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

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 pro-ceedings 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

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

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. Florida Statutes, applies, or may apply,

sonal representative and the personal representative's attorney are set forth below

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

SECOND INSERTION

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

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 per-

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001145A000BA

SECOND INSERTION

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 AD-VANTA 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 BUTTER-FIELD, 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 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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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.comSecondary E-Mail:

nicole@attorneypatricksmith.com April 18, 25, 2025 25-00578K mediately thereafter. If you fail to do so, a default may be entered against

n Fath

hefore

Apr. 11, 18, 25; May 2, 2025 25-00537K

SECOND INSERTION

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 JUDI-CIAL 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 BUTTER-FIELD, 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 LAND-INGS PHASE 3, ACCORDING

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.

TO THE PLAT AS RECORDED

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





Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states

Commercial Notices



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