

POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION	
<b>CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING</b>	
The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a regular meeting and audit committee meeting on May 14, 2025 at 1:30 p.m., at Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850. The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.	
The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.	
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office	
A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager May 2, 2025	
25-00660K	

FIRST INSERTION	
<b>NOTICE OF PUBLIC SALE</b>	
The following personal property of VIRGINIA ROONEY, if deceased any unknown heirs or assigns, will, on May 14, 2025, at 10:00 a.m., at 39 Tangelo Drive, Lot #39, Winter Haven, Polk County, Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:	
1970 SKYL MOBILE HOME, VIN: SF1346D TITLE NO.: 0003772177	
and all other personal property located therein	
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-417)	
May 2, 9, 2025	
25-00641K	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of M Check Cashing Service located at PO BOX 446 in the City of EAGLE LAKE, Polk County, FL 33839 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 24th day of April, 2025.	
MARY COGDILL	
May 2, 2025	
25-00643K	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sunset Pools Orlando located at 110 Tee Garden Way in the City of Davenport, Polk County, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 25th day of April, 2025.	
Lydney Waller	
May 2, 2025	
25-00644K	

FIRST INSERTION	
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</b> <b>File No. 532025CP001155A000BA</b> <b>IN RE: ESTATE OF LUCILLE FLIPPEN a/k/a LUCILLE VERNIA FLIPPEN a/k/a LUCILLE V. FLIPPEN Deceased.</b>	
The administration of the estate of Lucille Flippen, deceased, whose date of death was December 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 3425 Lake Alfred Rd., Winter Haven, FL 33881. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
<b>Personal Representative:</b> <b>Margret Grant</b> 3332 Hawks Ridge Dr., Lakeland, FL 33810 Attorney for Personal Representative: FAMILY FIRST FIRM /s/ Joseph K. Fabbri Ryan Saboff, Esquire Florida Bar Number: 1010852 Rebekah L. Davis, Esquire Florida Bar Number: 1059147 Joseph K. Fabbri, Esquire Florida Bar Number: 1022503 1030 W. Canton Ave., Suite 102 Winter Park, FL 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: ryan.saboff@fff.law E-Mail: rebekah.davis@familyfirstfirm.com E-Mail: joe.fabbri@familyfirstfirm.com Secondary E-Mail: probate@familyfirstfirm.com May 2, 9, 2025	
25-00631K	

FIRST INSERTION	
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</b> <b>File No. 53-2025-CP-000305-0000-XX</b> <b>IN RE: ESTATE OF CHARLOTTE CANAVAN, Deceased.</b>	
The administration of the estate of CHARLOTTE CANAVAN, deceased, whose date of death was December 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Drawer CC-4, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is May 2, 2025.	
<b>Personal Representative:</b> <b>WILLIAM T. CANAVAN</b> 5712 Christi Court The Villages, Florida 32163 Attorney for Personal Representative: 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 May 2, 9, 2025	
25-00632K	

FIRST INSERTION	
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION</b> <b>File No. 2025CP001184A000BA</b> <b>IN RE: ESTATE OF JENIEVA LEE SOWARDS, Deceased.</b>	
The administration of the estate of JENIEVA LEE SOWARDS, Deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.	
The date of first publication of this notice is May 2, 2025.	
<b>JANA MARTINEZ,</b> <b>Personal Representative</b> 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 May 2, 9, 2025	
25-00633K	

FIRST INSERTION	
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</b> <b>File No. 2025-CP-000933</b> <b>IN RE: ESTATE OF ARACELI ARZATE, Deceased.</b>	
The administration of the estate of ARACELI ARZATE, deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
The personal representative has no	
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is: May 2, 2025.	
<b>RODERICK HAMPTON, JR.</b> <b>Personal Representative</b> 112 Ridge Avenue Winter Haven, FL 33880 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrvera@hnh-law.com May 2, 9, 2025	
25-00639K	

FIRST INSERTION	
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</b> <b>File No. 2025-CP-001302 A000BA</b> <b>Division Probate</b> <b>IN RE: ESTATE OF RUTH B. HANLEY A/K/A RUTH BLUE HANLEY Deceased.</b>	
The administration of the estate of Ruth B. Hanley a/k/a Ruth Blue Hanley, deceased, whose date of death was June 22, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,	
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is May 2, 2025.	
<b>Personal Representative:</b> <b>Thomas William Hanley</b> 1660 Kingfisher Court Kissimmee, Florida 34746 Attorney for Personal Representative: Michelle Adams Gumula, Attorney Florida Bar Number: 110015 Law Offices of Hoyt & Bryan, LLC 254 Plaza Dr. Oviedo, Florida 32765 Telephone: (407) 977-8080 Fax: (407) 977-8078 E-Mail: michelle@hoytbryan.com Secondary E-Mail: patti@hoytbryan.com May 2, 9, 2025	
25-00630K	

FIRST INSERTION	
<b>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</b> <b>File No. 2025CP0005040000XX</b> <b>Division Sec 14</b> <b>IN RE: ESTATE OF FRANKLIN GLENN CONNER Deceased.</b>	
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 Franklin Glenn Conner, deceased, File Number 2025CP0005040000XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was July 8, 2024; that the total value of the estate is protected homestead and that the names and addresses of those to whom it has been assigned by such order are:	
Name Address John Conner III 6414 Magnolia Lane Lakeland, FL 33810-6219 Sandra Daniell 845 Symphony Isles Boulevard Apollo Beach, Florida 33572 Phyllis Tanner 4010 Liz Vista Lane	
Knoxville, Tennessee 37931 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 SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this Notice is May 2, 2025.	
<b>Person Giving Notice:</b> <b>John Conner III</b> 6414 Magnolia Lane Lakeland, Florida 33810-6219 Attorney for Person Giving Notice Sharon Brown, Attorney Florida Bar Number: 49646 Harold H Weisman, P.A. 14416 South Military Trail Delray Beach, Florida 33484 Telephone: (561) 498-0017 Fax: (561) 498-1148 E-Mail: aa@hweismanlaw.com May 2, 9, 2025	
25-00640K	

FIRST INSERTION	
<b>Notice of Sale</b>	
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999	
Sale Date May 23rd, 2025 @ 10:00 AM at each individual repair facility.	
40192 2011 GMC VIN#: 1GT120C81BF123046 Repair Facility: Auto One Repairs Inc 930 Roberts Rd Lake Hamilton 863-547-9664 Lien Amt \$1,466.48	
May 2, 2025	
25-00634K	

FIRST INSERTION	
<b>NOTICE OF PUBLIC SALE</b>	
The following personal property of DONALD SHARP, if deceased any unknown heirs or assigns, will, on May 14, 2025, at 10:00 a.m., at 241 Bird Avenue, Lot #241, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:	
1969 CNCR MOBILE HOME, VIN: 0459 TITLE NO.: 0003365977	
and all other personal property located therein	
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-1593)	
May 2, 9, 2025	
25-00642K	

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</b> <b>CASE NO.: 2024-CA-003165</b> <b>PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. QUENTIN VERSHON LATIMER, et al., Defendants.</b>	
NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 16, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:	
Lot 59, HUNTERS CROSSING PHASE THREE, a subdivision according to the plat thereof recorded in Plat Book 180, Pages 32 through 34, of the Public Records of Polk County, Florida.	
Property Address: 7202 Victoria Road, Lakeland, FL 33809	
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 Mortgage's attorney.	
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.	
SUBMITTED on this 30th 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	
May 2, 9, 2025	
25-00661K	









FIRST INSERTION

FIRST INSERTION

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2022CA00262000000 LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,, RAMONA TORRES; VINCENT IVAN TORRES; NOEL TORRES; MIGDALIA TORRES; MILDRED TORRES; SANDRA PEREZ; ASSOCIATION OF POINCIANA VILLAGES, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).**  
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 11, 2025 in Civil Case No. 2022CA00262000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; RAMONA TORRES; VINCENT IVAN TORRES; NOEL TORRES; MIGDALIA TORRES; MILDRED TORRES; SANDRA PEREZ; ASSOCIATION OF POINCIANA VILLAGES, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIMANTS are Defendants.  
The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on June 10, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
LOT 4, BLOCK 728, POINCIANA NEIGHBORHOOD 5 NORTH VILLAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 27 THROUGH 42, INCLUSIVE, 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, 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 24th day of April, 2025.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue, Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: John J. Cullaro,  
FL Bar No. 66699  
2025.04.24  
15:15:22-04'00'  
FBN: 66699  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1184-1557B  
May 2, 9, 2025 25-00635K

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-000434**  
**IN RE: ESTATE OF HELEN TORRENCE ALEXANDER, Deceased.**  
The administration of the estate of HELEN TORRENCE ALEXANDER, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-1, Bartow, FL 33831. The names and addresses of the curator and the curator's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
A 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 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.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is: May 2, 2025.  
**Robert D. Hines, Curator**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Robert D. Hines, Esq.  
Attorney for Curator  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email: jrivera@hnh-law.com  
May 2, 9, 2025 25-00648K

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 532024CA003244000000 GREENWOOD VOR INC. Plaintiff, vs. LIVING INTERIOR PLANT SERVICE INC. Defendant(s)**  
NOTICE IS HEREBY GIVEN pursuant to an Amended (as to Defendant's 20% share of sale proceeds deposited in the Court Registry) Default Final Judgment for Partition dated April 10, 2025 and entered in Case Number 53-2024-CA-003244-000000 of the County Court of the Tenth Judicial Circuit in and for Polk County, wherein Greenwood VOR Inc. is the Plaintiff and Living Interior Plant Service Inc. is the Defendant, Stacy M. Butterfield as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on May 15, 2025 at 10:00 AM, the following described property as set forth in said Amended (as to Defendant's 20% share of sale proceeds deposited in the Court Registry) Default Final Judgment for Partition, to wit:  
Lot 156, Haines Ridge Phase 1 as recorded in Plat Book 150, Pages 7 through 11, inclusive, of the Public Records of Polk County, Florida together with Affidavit of Surveyor recorded in Official Records Book 7792, Pages 661, of the Public Records of Polk County, Florida.  
More commonly known as: 330 Gladesdale St., Haines City, FL 33844 ("Property")  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, 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 4/28/2025  
April 28, 2025  
IVANOV & WOLF, PLLC  
Attorney for Plaintiff  
3310 W. Cypress St,  
Suite 206  
Tampa, FL 33607  
Telephone: 813-870-6396  
Matt@IWFFirm.com  
By: /s/ Matthew D. Wolf  
MATTHEW D. WOLF, FBN: 92611  
May 2, 9, 2025 25-00645K

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 53-2025CP-001258-A000-BA**  
**Division 14**  
**IN RE: ESTATE OF JEFFREY WOFFORD STIDHAM Deceased.**  
The administration of the estate of Jeffrey Wofford Stidham, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is May 2, 2025.  
**Personal Representative: Susan Murphy Stidham**  
7941 Echo Springs Road  
Jacksonville, Florida 32256  
Attorney for Personal Representative: L. Caleb Wilson, Attorney  
Florida Bar Number: 73626  
Craig A. Mundy, P.A.  
4927 Southfork Drive  
Lakeland, Florida 33813  
Telephone: (863) 647-3778  
Fax: (863) 647-4580  
E-Mail: caleb@mundylaw.com  
May 2, 9, 2025 25-00658K

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY  
CIVIL DIVISION  
**Case No. 2019CA000236000000**  
**Division 04**  
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH ANN BROWN A/K/A ELIZABETH A. BROWN A/K/A ELIZABETH BROWN, UNKNOWN HEIRS, BENEFICIARIES AND DEVISEES OF THE ESTATE OF ELIZABETH ANN BROWN A/K/A ELIZABETH A. BROWN A/K/A ELIZABETH BROWN, DANA MARIE BROWN, UNKNOWN PARTY IN POSSESSION 1 N/K/A CRYSTAL PLATT; UNKNOWN PARTY IN POSSESSION 2 N/K/A KNOWLES PLATT, UNKNOWN PARTY IN POSSESSION 3 N/K/A RICKY JETER, AND UNKNOWN TENANTS/OWNERS, Defendants.**  
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 15, 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:  
ALL OF LOT 3 AND THE SOUTH 20 FEET OF LOT 2 IN BLOCK B OF ORANGE TERRACE, ACCORDING IN THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA  
and commonly known as: 622 PINK APARTMENT RD, DAVENPORT, FL 33837; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on May 20, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.  
Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated : April 28, 2025  
By: /s/ Laura E. Noyes  
Laura E. Noyes  
Attorney for Plaintiff  
Invoice to:  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
2019CA000236000000  
328202/2425394/wll  
May 2, 9, 2025 25-00646K

FIRST INSERTION

RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 620 Bridgeford Crossing Blvd, Davenport, FL 33837  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
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.  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail: fltrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: 2390.000289  
May 2, 9, 2025 25-00638K

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025CP001298A000BA**  
**IN RE: ESTATE OF EARL DENNIS GOETZ Deceased.**  
The administration of the estate of Earl Dennis Goetz, deceased, whose date of death was March 14, 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 copersonal representatives and the copersonal representatives' attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is May 2, 2025.  
**Co-Personal Representatives: Gregory E. Goetz**  
4072 Salem Farm Road  
Oxford, North Carolina 27565  
**Troy D. Goetz**  
9717 Windward Lane  
Woodbury, Minnesota 55125  
Attorney for Co-Personal Representatives: Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mtturner@straughtnturner.com  
Secondary E-Mail: ahall@straughtnturner.com  
May 2, 9, 2025 25-00662K

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-3432**  
**IN RE: ESTATE OF ROSA SANCHEZ, Deceased.**  
The administration of the estate of ROSA SANCHEZ, deceased, whose date of death was September 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is May 2, 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  
May 2, 9, 2025 25-00657K

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO. 2025CP001226A000BA**  
**IN RE: THE ESTATE OF LESLIE LEONE SEYMOUR, Deceased.**  
The administration of the Estate of Leslie Leone Seymour, deceased, whose date of death was May 12, 2024, File Number 2025CP001226A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Polk County, Probate Division, 255 N. Broadway Ave, Bartow, FL 33830. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.  
The date of first publication of this notice is May 2, 2025.  
**Personal Representative MELISSA KHALIL, Personal Representative**  
514 Jessanda Way  
Lakeland, FL 33813  
Attorney for Personal Representative Lyndy C. Jennings, Esq.  
Attorney for Personal Representative Florida Bar No. 908851  
Law Offices of Lyndy C. Jennings, PA  
330 Pauls Drive, Suite 212  
Brandon, FL 33511  
Telephone: (813) 315-8547  
Email: ljennings@lyndylaw.com  
May 2, 9, 2025 25-00649K

HOW TO PUBLISH YOUR LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

IV0104



PUBLISH YOUR  
LEGAL NOTICE

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

- 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** and select the appropriate County name from the menu option  
or email **legal@businessobserverfl.com**

--- ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA  
CIVIL DIVISION  
Case No: 25-CA-000868  
**RJ LOTS LLC, a Florida Limited  
Liability Company;**  
**Plaintiff, vs.**  
**THE ESTATE OF HERBERT G.  
HERRMANN JR.; ELIZABETH  
PATTESON, AS TRUSTEE OF THE  
RIVER RANCH LAND TRUST  
DATED JULY 22, 2005; POLK  
LOTS LLC; NEIL LAROSE JR.  
aka NEIL J. LAROSE JR.; THE  
UNKNOWN SPOUSE OF NEIL  
LAROSE JR. aka NEIL J. LAROSE  
JR; NEIL J. LAROSE SR.; BONNIE  
LAROSE aka BONNIE L. LAROSE;  
and THE UNKNOWN SPOUSE OF  
BONNIE LAROSE aka BONNIE L.  
LAROSE,**  
**Defendants,**  
STATE OF FLORIDA  
COUNTY OF POLK  
TO: THE ESTATE OF HERBERT G.  
HERRMANN JR.; whose last known  
address is 1448 N LAKE SHORE DR,  
APT 15C, CHICAGO, IL 60610, but  
who has been repeatedly absent from  
their respective premises' after multiple  
attempts, unknown defendants who  
may be spouses, heirs, devisees, grant-  
ees, assignees, lienors, creditors, trust-  
ees, and all parties claiming an interest  
by, through, under, or against the De-  
fendant, who is not known to be dead or  
alive, and all parties having or claiming  
to have any right, title or interest in the  
property described herein.  
Parcel 1:  
PARCEL ID: 30-31-21-000000-  
011140  
LEGAL DESCRIPTION: A par-  
cel of land lying and being in

Polk County, Florida more par-  
ticularly described as follows:  
The East ½ of the Northeast ¼ of  
the Southeast ¼ of the Northeast  
¼ of the Northeast ¼ of Section  
21, Township 31 South, Range  
30 East. Less a ½ interest in  
the oil, gas, and mineral rights  
thereon (see O.R. Book 10552,  
Page 1982, Polk County, Florida).  
Parcel 2:  
PARCEL ID: 30-31-21-000000-  
011290  
LEGAL DESCRIPTION: A par-  
cel of land lying and being in  
Polk County, Florida more par-  
ticularly described as follows:  
The North ½ of the West ½ of  
the Northeast ¼ of the South-  
east ¼ of the Northeast ¼ of  
the Northeast ¼ of Section 21,  
Township 31 South, Range 30  
East. Less a ½ interest in the  
oil, gas, and mineral rights  
thereon (see O.R. Book 10552,  
Page 1982, Polk County, Flori-  
da).  
Parcel 3:  
PARCEL ID: 30-31-21-000000-  
011280  
LEGAL DESCRIPTION: A par-  
cel of land lying and being in  
Polk County, Florida more par-  
ticularly described as follows:  
The South ½ of the West ½ of  
the Northeast ¼ of the South-  
east ¼ of the Northeast ¼ of  
the Northeast ¼ of Section 21,  
Township 31 South, Range 30  
East. Less a ½ interest in the  
oil, gas, and mineral rights  
thereon (see O.R. Book 10552,  
Page 1982, Polk County, Flori-  
da).  
has been filed against you and you are  
required to file a copy of your written  
defenses, if any, to it on NATALIA  
OUELLETTE-GRICE, Plaintiff's at-

torney, whose address is LCO Law  
LLC 2901 W. Busch Blvd. Suite 805  
Tampa, FL 33618, on or before June  
2, 2025 (no later than 28 days from  
the date of the first publication of this  
notice of action) and file the original  
with the clerk of this court either be-  
fore service on Plaintiff's attorney, or  
immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the complaint  
or petition filed herein.  
If you are a person with a disability  
who needs any accommodation in or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.  
Done on this 15th day of April 2025.  
DATED on April 23, 2025.  
STACY M. BUTTERFIELD, CPA  
As Clerk of the Court  
(SEAL) By: Carolyn Mack  
As Deputy Clerk  
STACY M. BUTTERFIELD, CPA  
As Clerk of the Court  
Civil Division  
255 N. Broadway Ave.  
Bartow, FL 33830  
(863) 534-4000  
By, /s/ Natalia Ouellette-Grice  
Natalia Ouellette-Grice, Esq  
Florida Bar Number: 68905  
2901 W. Busch Blvd. Suite 805  
Tampa, FL 33618  
Phone: (813) 480-2106  
E-service: natalia@lcolawfl.com  
L - 2914  
May 2, 9, 16, 23, 2025 25-00653K

FIRST INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.  
532025CA000303000000  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**JARED R. HOLMES A/K/A**  
**JARED HOLMES, et al.**  
**Defendant(s).**  
TO: JARED R. HOLMES A/K/A JAR-  
ED HOLMES, UNKNOWN SPOUSE  
OF JARED R. HOLMES A/K/A JAR-  
ED HOLMES,  
Whose Residence Is: 305 ARIANA  
AVE., AUBURNDALE, FL 33823 and  
who is evading service of process and all  
parties claiming an interest by, through,  
under or against the Defendant(s), who  
are not known to be dead or alive, and  
all parties having or claiming to have  
any right, title or interest in the prop-  
erty described in the mortgage being  
foreclosed herein.  
YOU ARE HEREBY NOTIFIED  
that an action to foreclose a mortgage

on the following property:  
LOT 20, BLOCK 8, AUBURN-  
DALE HEIGHTS, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 2, PAGE(S) 13,  
PUBLIC RECORDS OF POLK  
COUNTY, FLORIDA.COM-  
MONLY KNOWN AS: 305  
ARIANA AVENUE, AUBURN-  
DALE, FL 33828PARCEL  
NUMBER: 25-28-11-336500-  
008200  
has been filed against you and  
you are required to serve a copy  
of your written defenses, if any, to  
it on counsel for Plaintiff, whose  
address is 6409 Congress Avenue,  
Suite 100, Boca Raton, Florida  
33487 on or before 6/4/2025 /  
(30 days from Date of First Pub-  
lication of this Notice) and file  
the original with the clerk of  
this court either before service on  
Plaintiff's attorney or immediately  
thereafter; otherwise a default will  
be entered against you for the  
relief demanded in the complaint  
or petition filed herein.  
If you are a person with a disability

who needs any accommodation in or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than 7 days; if you  
are hearing or voice impaired, call  
711.  
WITNESS my hand and the seal of  
this Court at Polk County, Florida, this  
28 day of April, 2025.  
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: ASUNCION NIEVES  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ,  
AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 CONGRESS AVENUE,  
SUITE 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-249803  
May 2, 9, 2025 25-00647K

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business  
Observer

LV20906\_V22



--- 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. 2023CA006871000000 TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY, Plaintiff, vs. KAREEM GIVENS, et al., Defendant.**

To: UNKNOWN SPOUSE OF JEFFERY DARRIUS GIVENS  
922 Krenson Woods Road  
Lakeland, FL 33813  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:  
LOT 51, KRENSON WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 6-3-25 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 25 day of April, 2025.  
STACY BUTTERFIELD, CPA  
CLERK OF COURT OF POLK COUNTY  
As Clerk of the Court (SEAL) BY: Ashley Saunders  
Deputy Clerk

MCCALLA RAYMER  
LEIBERT PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email:  
Kimberlee.Masters@mccalla.com  
23-06986FL  
May 2, 9, 2025 25-00652K

--- PUBLIC SALES---

FIRST INSERTION

**LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Lowery Hills Community Development District ("District") will hold a regular meeting on May 14, 2025 at 1:30 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850 where the Board may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
May 2, 2025 25-00659K

SUBSEQUENT INSERTIONS

--- ESTATE---

SECOND INSERTION

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

The administration of the estate of Deirdrea Parrish, deceased, whose date of death was September 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**Sean Parrish**  
106 Bonito Way  
Kissimmee, Florida 34759  
Attorney for Personal Representative:  
Eric S. Dolhon, Attorney  
Florida Bar Number: 1035747  
Overstreet Law, P.A.  
100 Church Street  
Kissimmee, FL 34741  
Telephone: (407) 847-5151  
E-Mail: edolhon@kisslawyer.com  
Secondary E-Mail:  
grodriguez@kisslawyer.com  
April 25; May 2, 2025 25-00608K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 532025CP00112A000BA**  
**IN RE: ESTATE OF THOMAS WHITNEY HEBERT,**  
**Deceased.**

The administration of the estate of THOMAS WHITNEY HEBERT, Deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**KAYLA VATANIAN,**  
**Personal Representative**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
April 25; May 2, 2025 25-00592K

SECOND INSERTION

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

The administration of the estate of MARTIN PIZARRO, Deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**ANA PIZARRO GONZALEZ,**  
**Personal Representative**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
Jennifer@srblawyers.com  
April 25; May 2, 2025 25-00601K

SECOND INSERTION

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

The administration of the estate of Donna Kay Boyd, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**David C. Pickard**  
1075 Deer Trail Road  
Montrose, Colorado 81401  
Attorney for Personal Representative:  
Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mturner@straughtnturner.com  
Secondary E-Mail:  
ahall@straughtnturner.com  
April 25; May 2, 2025 25-00594K

SECOND INSERTION

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

The administration of the estate of Walter J. Kenney, deceased, whose date of death was March 9, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Pierrette G. Langford**  
3000 US Hwy 17/92 W  
Lot 537  
Haines City, Florida 33844  
Attorney for Personal Representative:  
Patrick L. Smith, Attorney  
Florida Bar Number: 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

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

All other creditors of the decedent and other persons having claims or de-

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

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

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

Dated: April 17, 2025.

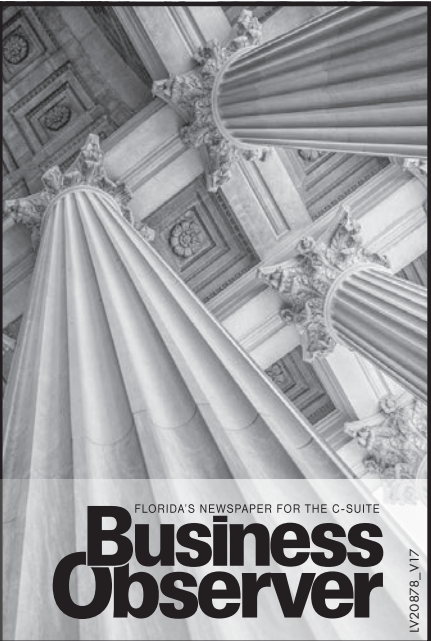
**Personal Representatives:**  
**Victor Roman Mendoza**  
2903 Leslie Park Circle  
Ann Arbor, Michigan 48105  
**John Konrad Mendoza**  
43 W. Wolfert Station Road  
Mickleton, NJ 08056

Attorney for  
Personal Representatives:  
M. Jesusa Cruz 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

PUBLISH  
YOUR  
LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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



Q&A

Who benefits from legal notices?

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

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

1V18237\_V13







---

ACTIONS / SALES

---

FOURTH INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. : **2024CP003326**  
IN RE: **ESTATE OF  
HAZEL A. PHILLIPS**  
A/K/A **HAZEL PHILLIPS**  
Deceased.

TO: Joel K. Phillips  
George M. Phillips  
Memorie Martinez  
George C. Phillips  
Susan Avera  
Melanie Phillips Wolfe  
Mickey Phillips  
Melissa Phillips  
Judy Lee Allison  
Toby Phillips  
YOU ARE NOTIFIED that a Second Petition for Summary Administration and Petition for Establishment and Probate of a Lost or Destroyed Will pursuant to Florida Statute §735.203 and §732.401 has been filed in this court and a hearing on Petitioner's Petition for Establishment and Probate of a Lost or Destroyed Will is set to be held on May 5, 2025 at 1:00 PM at the Polk

County Courthouse, 5D-2 (fifth floor, blue elevator), 255 North Broadway, Bartow FL, 33830.  
This action was instituted in the Circuit Court for Polk County, Florida, and is styled In Re Estate of Hazel A. Phillips A/K/A Hazel Phillips.  
You are required to serve a copy of your written defenses, if any, to it on the Petitioner's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 05/23/25 and file the original with the clerk of this court either before service on the Petitioner's Attorney or immediately thereafter; otherwise the relief demanded in the complaint or petition, will be unchallenged.  
This notice shall be published once a week for four consecutive weeks in The Business Observer.  
DATED on 04/07/2025  
Clerk of the Circuit Court  
By: Loretta Hill  
As Deputy Clerk  
Apr. 11, 18, 25; May 2, 2025

25-00552K

SECOND INSERTION

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

LIC RECORDS OF POLK  
COUNTY, FLORIDA.  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Amanda  
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 ser-  
vice on the Plaintiff's attorney or imme-  
diately 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
DATED on 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

FOURTH 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 con-

tact the Office of the Court Administra-  
tive, 255 N. Broadway Avenue, Bartow,  
Florida 33830, (863) 534-4686, at least  
7 days before your scheduled court ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.  
Si usted es una persona minusválida  
que necesita algún acomodamiento  
para poder participar en este proced-  
imiento, usted tiene derecho, sin tener  
gastos propios, a que se le provea cierta  
ayuda. Tenga la amabilidad de ponerse  
en contacto con the Office of the Court  
Administrative, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686 por lo menos 7 días antes  
de la cita fijada para su comparecencia  
en los tribunales, o inmediatamente  
después de recibir esta notificación si el  
tiempo antes de la comparecencia que  
se ha programado es menos de 7 días;  
si usted tiene discapacidad del oído o  
de la voz, llame al 711.  
Si ou se 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 kek èd. Tanpri kontakte the  
Office of the Court Administrative, 255  
N. Broadway Avenue, Bartow, Florida  
33830, (863) 534-4686 nan 7 jou an-  
van 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  
CRI7254-22/sap  
Apr. 25; May 2, 2025 25-00587K

SECOND 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.  
Plaintiff, vs.  
SCHROEDER ET.AL.,  
Defendant(s).  
To: PHILLIP N SCHROEDER and  
CORA SCHROEDER  
And all parties claiming interest by,  
though, under or against Defendant(s)  
PHILLIP N SCHROEDER and CORA  
SCHROEDER and all parties having or  
claiming to have any right, title or inter-  
est in the property herein described:  
YOU ARE NOTIFIED that an action  
to foreclose a mortgage/claim of lien  
on the following described property,  
Orlando Breeze Resort, in Polk County,  
Florida:  
An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, with the ex-  
clusive 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, coven-  
ants, conditions and provisions in  
the Declaration of Restrictions,  
Covenants and Conditions  
recorded in Volume 06046, Page  
0473 and amended by the Sup-  
plemental Declarations recorded in  
Volume 7612, Page 1623 and  
Volume 6147, Page 325, Public

Records of Polk County, Florida  
and any amendments thereto.  
Interest 1.923%%, Use Period  
No./Unit No. 27/0033, Building,  
has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on Jerry E. Aron,  
Plaintiff's attorney, whose address is  
801 Northpoint Parkway, Suite 64, West  
Palm Beach, Florida, 33407, within  
thirty (30) days after the first publica-  
tion 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
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

SECOND INSERTION

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 fol-  
lowing 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 Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.  
WITNESS my hand 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

SECOND INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL 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 DIANE 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 Coun-  
ty, 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

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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
WITNESS my hand and the seal  
of the Court on this 14th day of April,  
2025.  
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

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  
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 South-  
west 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 Remtul-  
la, LLP, the plaintiff's attorney, whose

address is 6801 Lake Worth Road, Suite  
100E, Greenacres, FL 33467, on or be-  
fore 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 or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.  
DATED on 3-17, 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

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.:  
**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 pursu-  
ant 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-  
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

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 Ave-  
nue, 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 ap-  
pearance is less than 7 days; if you  
are hearing or voice impaired, call 711.  
Dated this 17 day of April 2025.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
24-02392  
April 25; May 2, 2025 25-00619K

PUBLISH  
YOUR  
LEGAL  
NOTICE

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

• 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**  
and select the appropriate County  
name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business  
Observer

28202A



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

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>Case.: 2025 CP 1353</b> <b>IN RE: ESTATE OF</b> <b>LOUIE FRANK MYERS</b> <b>Deceased.</b> The administration of the estate of LOUIE FRANK MYERS, deceased, whose date of death was January 16, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the petitioner's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 25, 2025. <b>Petitioner:</b> <b>ROBERT MYERS</b> 1021 Old Empire Rd Cochran, CA 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		
SECOND INSERTION		
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO. 2024 CA-002743</b> <b>SOUTHSTATE BANK, N.A.,</b> <b>Plaintiff, vs.</b> <b>HEIDI DALE OWENS, individually</b> <b>and as Personal Representative</b> <b>of the ESTATE OF MATHEW</b> <b>GARRETT OWENS, PROVIDENCE</b> <b>COMMUNITY ASSOCIATION,</b> <b>INC., LAKESIDE VILLAS</b> <b>AT PROVIDENCE VILLAGE</b> <b>ASSOCIATION, INC., and</b> <b>UNKNOWN TENANT(S),</b> <b>Defendants.</b> 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 Grey@Binford-Law.com April 25; May 2, 2025 25-00620K		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA. PROBATE DIVISION <b>File No. 2024-CP-885</b> <b>IN RE: ESTATE OF</b> <b>ANDREA OLGA TAYLOR</b> <b>Deceased.</b> The administration of the estate of Andrea Olga Taylor, deceased, whose date of death was November 17, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 25, 2025. <b>Personal Representatives:</b> <b>DEBRA KAY PEELE</b> 710 Garberia Drive Davenport, Florida 33837 <b>MICHAEL MATTHEW TAYLOR, SR.</b> 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		
SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001334-A000BA</b> <b>IN RE: ESTATE OF</b> <b>DAVID G. SGRAZZUTTI,</b> <b>Deceased.</b> The administration of the Estate of DAVID G. SGRAZZUTTI, Deceased, whose date of death was February 24, 2025 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 East Parker Street, Suite 240, Lakeland, Florida 33801. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. Three, according to the mat or Plat thereof as recorded in Plat Book129, at Page(s) 10,11 and 12, of the Public Records of Polk County, Florida. Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI   BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. This notice shall be published once a week for two consecutive weeks in the Business Observer. Default Date May 19, 25 DATED: 4-15-25 Stacy M. Butterfield Clerk of the Court for Polk County, Florida (SEAL) By Antonio Sparrow Deputy Clerk DI MASI   BURTON, P.A., the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Date Florida 32801 April 25; May 2, 2025 25-00603K		
SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2024-CA-004773</b> <b>LEGACY PARK MASTER</b> <b>HOMEOWNERS' ASSOCIATION,</b> <b>INC and THE GROVES OF</b> <b>LEGACY PARK HOMEOWNERS</b> <b>ASSOCIATION, INC., a Florida</b> <b>not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>ANDRES FERNANDO DIAZ,</b> <b>Individually; UNKNOWN SPOUSE</b> <b>OF ANDRES FERNANDO DIAZ;</b> <b>and ALL UNKNOWN TENANTS/</b> <b>OWNERS N/K/A ALFREDO</b> <b>IMONIDNI.</b> <b>Defendants.</b> 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		

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> 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 F.S. 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		
SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> 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 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		
SECOND INSERTION		
<b>NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES</b> Notice is hereby given that, on May 11, 2025, at 10:00 AM, at 1425 Ritter Rd., Lot 21, Southwinds Mobile Home Park, Inc., pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Richard Michael Healy, to wit: A certain 1984 WEST singlewide mobile home, bearing VIN # GAFLAD13076022. The name of the former tenant is Richard Michael Healy. All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale. April 25; May 2, 2025 25-00616K		
SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2024-CP-004269</b> <b>IN RE: ESTATE OF</b> <b>JOSEPH THOMAS</b> <b>COLANDRO, JR.</b> <b>a/k/a JOSEPH COLANDRO,</b> <b>Deceased.</b> The administration of the estate of Joseph Thomas Colandro, Jr. a/k/a Joseph Colandro, deceased, whose date of death was August 28, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.221. The date of first publication of this notice is: April 25, 2025. <b>ADRIENNE M. BROWN</b> <b>Co-Personal Representative</b> 6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 <b>JULIE M. BRACCIANO</b> <b>Co-Personal Representative</b> 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 <b>STEPHEN M. SGRAZZUTTI</b> <b>Co-Personal Representative</b> 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		
SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2025CA000167000000</b> <b>FORECLOSURE PROCEEDINGS-PROPERTY</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION <b>Case #: 2025CA000167000000</b> <b>DIVISION: 15</b> <b>Rocket Mortgage, LLC f/k/a</b> <b>Quicken Loans, LLC</b> <b>Plaintiff, -vs.-</b> <b>Robin Weston as petitioner of the</b> <b>Estate of Jessie Percival; Robin</b> <b>Weston; Pelham Percival; Donna</b> <b>Percival a/k/a Donna Lynne</b> <b>Percival a/k/a Donna L. Percival;</b> <b>Unknown Spouse of Robin Weston;</b> <b>Unknown Spouse of Pelham</b> <b>Percival; Unknown Spouse of Donna</b> <b>Percival a/k/a Donna Lynne Percival</b> <b>a/k/a Donna L. Percival; State of</b> <b>Florida Department of Revenue;</b> <b>Clerk of the Circuit Court for Polk</b> <b>County, Florida; Unknown Parties</b> <b>in Possession #1, if living, and all</b> <b>Unknown Parties claiming by,</b> <b>through, under and against the above</b> <b>named Defendant(s); Unknown</b> <b>Parties in Possession #2, if living,</b> <b>and all Unknown Parties claiming</b> <b>by, through, under and against the</b> <b>above named Defendant(s)</b> <b>Defendant(s).</b> TO: Robin Weston, as petitioner of the Estate of Jessie Percival, WHOSE RESIDENCE IS: 144 Beach 61st Street, Arverne, NY 11692, Robin Weston, WHOSE RESIDENCE IS: 144 Beach 61st Street, Arverne, NY 11692, Donna Percival a/k/a Donna Lynne Percival a/k/a Donna L. Percival, WHOSE RESIDENCE IS: 2115 Lake Holloway Boulevard, Lakeland, FL 33801, Unknown Spouse of Robin Weston, WHOSE		

SECOND 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 F.S. 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, Auburn- dale, Florida 33823, (863) 272-2286. April 25; May 2, 2025 25-00625K

SECOND 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 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

SECOND INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES

Notice is hereby given that, on May 11, 2025, at 10:00 AM, at 1425 Ritter Rd., Lot 21, Southwinds Mobile Home Park, Inc., pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Richard Michael Healy, to wit: A certain 1984 WEST singlewide mobile home, bearing VIN # GAFLADI13076022. 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

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

PROBATE DIVISION

File No. 2024-CP-004269

IN RE: ESTATE OF JOSEPH THOMAS COLANDRO, JR. a/k/a JOSEPH COLANDRO, Deceased.

The administration of the estate of Joseph Thomas Colandro, Jr. a/k/a Joseph Colandro, deceased, whose date of death was August 28, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

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

CIVIL DIVISION

Case #: 2025CA000167000000

DIVISION: 15

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.- Robin Weston as petitioner of the Estate of Jessie Percival; Robin Weston; Pelham Percival; Donna Percival a/k/a Donna Lynne Percival a/k/a Donna L. Percival; Unknown Spouse of Robin Weston; Unknown Spouse of Pelham Percival; Unknown Spouse of Donna Percival a/k/a Donna Lynne Percival a/k/a Donna L. Percival; State of Florida Department of Revenue; Clerk of the Circuit Court for Polk County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

TO: Robin Weston, as petitioner of the Estate of Jessie Percival, WHOSE RESIDENCE IS: 144 Beach 61st Street, Arverne, NY 11692, Robin Weston, WHOSE RESIDENCE IS: 144 Beach 61st Street, Arverne, NY 11692, Donna Percival a/k/a Donna Lynne Percival a/k/a Donna L. Percival, WHOSE RESIDENCE IS: 2115 Lake Holloway Boulevard, Lakeland, FL 33801, Unknown Spouse of Robin Weston, WHOSE