Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

MAY 2 - MAY 8, 2025

POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION

CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

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

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

NOTICE OF PUBLIC SALE 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 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

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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. Lynsey Waller May 2, 2025 25-00644K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532025CP001155A000BA IN RE: ESTATE OF LUCILLE FLIPPEN a/k/a LUCILLE VERNIA FLIPPEN a/k/a LUCILLE V. FLIPPEN

Deceased. 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 attornev are set forth below.

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

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

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

The date of first publication of this

notice is May 2, 2025 Personal Representative:

Margret Grant 3332 Hawks Ridge Dr., Lakeland, FL 33810 Attorney for Personal Representative: FAMILY FIRST FIRM /s/ Joseph K. Fabbi Ryan Saboff, Esquire Florida Bar Number: 1010852 Rebekah L. Davis, Esquire Florida Bar Number: 1059147 Joseph K. Fabbi, Esquire Florida Bar Number: 1022503 1030 W. Canton Ave., Suite 102 Winter Park, FL 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: ryan.saboff@fff.law E-Mail:

rebekah.davis@familyfirstfirm.com E-Mail: joe.fabbi@familyfirstfirm.com Secondary E-Mail: probate@familyfirstfirm.com

25-00631K May 2, 9, 2025

FIRST INSERTION

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

File No. 53-2025-CP-000305-0000-XX IN RE: ESTATE OF CHARLOTTE CANAVAN,

Deceased.

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

must be filed with the clerk.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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: WILLIAM T. CANAVAN 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@DCFLcgal.com May 2, 9, 2025 25-00632K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001184A000BA IN RE: ESTATE OF JENIEVA LEE SOWARDS, Deceased.

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 attornev are set forth below.

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

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

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

JANA MARTINEZ. 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@srblawye 25-00633K May 2, 9, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000933 IN RE: ESTATE OF

ARACELI ARZATE, Deceased.

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

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 speci-

fied under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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.

RODERICK HAMPTON, JR.

Personal Representative

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: jrivera@hnh-law.com May 2, 9, 2025 25-00639K

FIRST INSERTION

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

File No. 2025-CP-001302 A000BA **Division Probate** IN RE: ESTATE OF RUTH B. HANLEY A/K/A RUTH BLUE HANLEY Deceased.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is May 2, 2025.

Personal Representative: Thomas William Hanley 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@hovtbryan.com

FIRST INSERTION

May 2, 9, 2025

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP0005040000XX Division Sec 14 IN RE: ESTATE OF FRANKLIN GLENN CONNER Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 2, 2025.

Person Giving Notice: John Conner III 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@hweisma May 2, 9, 2025 25-00640K

FIRST INSERTION

Notice of Sale

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 2010, 2020 AM at each individual repair facility. Sale Date May 23rd, 2025 @ 10:00 40192 2011 GMC VIN#: 1GT120C81BF123046 Repair Facility: Auto One Repairs Inc 930 Roberts Rd Lake Hamilton 863-547-9664 Lien

May 2, 2025 25-00634K

Amt \$1,466.48

FIRST INSERTION

NOTICE OF PUBLIC SALE

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.: 0003565977

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

FIRST INSERTION

25-00642K

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

FLORIDA CASE NO.: 2024-CA-003165 PENNYMAC LOAN SERVICES, LLC,

QUENTIN VERSHON LATIMER, et al., Defendants

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 Mortgagee'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

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



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

CIVIL DIVISION Case No.: 2023-CA-006307 A-1 CAPITAL, LLC, a Florida limited liability company, as Trustee of the 1102 11th ST. W. LAND TRUST, Plaintiff, v. DIANE DAWKINS and

DAVID DAWKINS. Defendants.

NOTICE IS GIVEN that, in accordance with the Order Setting Judicial Sale dated April 22, 2025, in the abovestyled cause, the Clerk of Court for Polk County Florida will sell to the highest and best bidder for cash online at www. polk.realforeclose.com at 10:00 a.m. on June 6, 2025, the following described property:

Lot 12 and the East 18 feet of Lot 13, Block C, Parkland Addition, according to the Plat thereof as recorded in Plat Book 9, Page 6, of the public records of Polk County, Florida.

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

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

FRANK CHARLES MIRANDA, P.A. /s/ Melissa N. Champagne Melissa N. Champagne, Esquire

F.B.N.: 77395 3226 W. Cypress St. Tampa, FL 33607

Telephone: 813-254-2637 Primary Email: melissa@fcmlaw.com Secondary Email: diana@fcmlaw.com Attorney for Plaintiff

OFFICIAL

COURTHOUSE

WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

ieecierk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH

COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

May 2, 9, 2025

25-00655K

FIRST INSERTION

NORTH LINE THEREOF, A

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2018CA004558000000 U.S. BANK NATIONAL

ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2017-1, Plaintiff, v.

LARRY LAWHORN, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 20, 2024 and entered in Case No. 2018CA004558000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LARRY LAWHORN AND SANDRA LAWHORN, are the Defendants. The Clerk of the Court, STACY M. BUT-TERFIELD, CPA, will sell to the highest bidder for cash at www.polk. realforeclose.com on MAY 27, 2025. 10:00am the following described real

property as set forth in said Final Judg-

ment, to wit: THAT PART OF THE EAST ½ OF THE SOUTH 23 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 23 EAST. POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-WEST CORNER OF SAID EAST 1/2 OF THE SOUTH 23 ACRES; THENCE NORTH 89°37`52" EAST, ALONG THE

DISTANCE OF 637.52 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARREL-SON ROAD; THENCE RUN SOUTH 00°20`53" EAST. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 123.20 FEET: THENCE RUN SOUTH 84°19`49" WEST A DISTANCE OF 434.68 FEET; THENCE RUN SOUTH 03°55`45 WEST A DISTANCE OF 325.64 FEET; THENCE RUN SOUTH 15°00`00" WEST 125.67 FEET. TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #582 (KNIGHTS GRIF-FIN ROAD), SAID POINT BE-ING ON A CURVE HAVING A RADIUS OF 1397.40 FEET; THENCE RUN NORTHWEST-ERLY ON THE ARC OF SAID CURVE THROUGH A CEN-TRAL ANGLE OF 01°22`31", AN ARC DISTANCE OF 33.54 FEET (SAID CURVE HAVING A CHORD OF 33.54 FEET, AND A CHORD BEARING OF NORTH 66°57'09" WEST) TO THE END OF SAID CURVE; THENCE RUN NORTH 66°15`53" WEST 127.16 FEET TO THE WEST LINE OF SAID EAST ½ OF THE SOUTH 23 ACRES; THENCE RUN

TO THE POINT OF BEGIN-NING. and commonly known as: 4025 KNIGHTS STATION, LAKELAND, FL

ALONG SAID EAST LINE, A

DISTANCE OF 544.00 FEET

NORTH 00°24`38"

33810 (the "Property"). 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. IMPORTANT

--- ESTATE / SALES ---

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

GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidottiberger.com May 2, 9, 2025 25-00651K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2024CA002109000000

DIVISION: 4 $Rocket\ Mortgage,\ LLC\ f/k/a$ Quicken Loans, LLC

Plaintiff, -vs.-Daryl Ray Thompson, Jr. a/k/a Daryl Ray Thompson; Unknown Spouse of Daryl Ray Thompson, Jr. a/k/a Daryl Ray Thompson; 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).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA002109000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Daryl Ray Thompson, Jr. a/k/a Daryl Ray Thompson are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on June 16, 2025, the following described property as set forth in said Final Judgment, to-wit:

BEGIN 204 FEET WEST OF THE SOUTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 24 EAST, THENCE CONTINUE WEST 150 FEET, THENCE NORTH

AND AT RIGHT ANGLE TO THE SOUTH BOUNDARY OF SAID SW1/4 OF SE1/4 A DISTANCE OF 290.4 FEET, THENCE EAST AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SW1/4 OF SE1/4 A DISTANCE OF 150 FEET, THENCE SOUTH 290.4 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY ON SOUTH SIDE.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

Submitted By:
ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 24-331231 FC01 RFT

25-00637K May 2, 9, 2025

FIRST INSERTION

AMENDED NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45¹ IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO: 2020-CA-003110 TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, Plaintiff v.

MICHAEL M. OSBORN; ET AL, **Defendant**(s), NOTICE IS GIVEN that, in accordance

with the Uniform Final Judgment of Foreclosure dated April 7, 2025, in the above-styled cause, the Clerk of Circuit Court, Stacy M. Butterfield, shall sell the subject property at public sale on the 22nd day of May, 2025, at 10:00 a.m. to the highest and best bidder for cash, at www.polk.realforeclose.com on

the following described property: THE PARCEL OF LAND BE-ING A PORTION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTER-SECTION OF THE CENTER-LINE OF U.S. HIGHWAY 17 AND THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST ¼ OF SAID SEC-TION 8; THENCE SOUTH 00°27"56" WEST, ALONG SAID CENTERLINE OF U.S. HIGHWAY 17, A DISTANCE OF 114.02 FEET TO THE IN-TERSECTION OF SAID CEN-TERLINE OF U.S. HIGHWAY 17 AND A LINE 114.00 FEET SOUTHERLY OF AND PAR-

ALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8; THENCE SOUTH 89°23"25" WEST, ALONG SAID LINE, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17: THENCE CONTINUE SOUTH 89°23"25" WEST, ALONG SAID LINE, 275.05 FEET; THENCE SOUTH 00°27"56" WEST, ALONG A LINE 325.00 FEET WEST OF AND PARALLEL WITH AFORESAID CENTER-LINE OF U.S. HIGHWAY 17, A DISTANCE OF 49.96 FEET TO THE POINT OF BEGIN-NING; THENCE SOUTH 89°23"25" WEST, PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 8, A DISTANCE OF 174.07 FEET TO THE BASE FLOOD ELEVATION LINE PER POLK COUNTY ENGINEERING DIVISION ENGINEERING FOR LAKE HARTRIDGE (ELEVATION 133.0- DATE 02-09-05); THENCE SOUTH 00°05"51" EAST, ALONG SAID BASED FLOOD EL-EVATION LINE, 186.17 FEET

FEET WEST OF AND PARAL-LEL WITH SAID CENTER-LINE OF U.S. HIGHWAY 17, THENCE NORTH 00°27"56" EAST ALONG SAID LINE 186.12 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS OF RECORD. Property Address: 3723 Osborn Harbor Lane, Winter Haven, FL 33881.

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

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

Dated: April 29, 2025. BITMAN O'BRIEN, PLLC /s/ Meghan Keane, Esquire Meghan Keane, Esquire Florida Bar No.: 103343 mkeane@bitman-law.com kimy@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3116 Attorneys for Plaintiff ¹Amended to correct county information.

May 2, 9, 2025 25-00654K

FIRST INSERTION

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

File No. 2025-CP-1305 Division Probate IN RE: ESTATE OF SALLY M SNYDER A/K/A SALLY MARIE SNYDER Deceased.

The administration of the Estate of Sally M Snyder a/k/a Sally Marie Snyder, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below

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

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

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

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

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

The date of first publication of this notice is May 2, 2025.

Personal Representative: James E. Sorrell 3545 Raleigh Drive Winter Haven, FL 33884 Attorney for Personal Representative: Andrew M. Berland, Esq. E-Mail Addresses: andrew@hendersonsachs.com

michael@hendersonsachs.com Florida Bar No. 84030 Henderson Sachs PA 8240 Exchange Drive Ste. C6 Orlando, FL 32809 Telephone: 4078502500 May 2, 9, 2025 25-00650K

FIRST INSERTION

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

DIVISION

CASE NO. 2023CA00571400000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST. **SERIES 2020-2,** Plaintiff, vs.

VINCENT AKHIMIE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2025, and entered in 2023CA00571400000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORT-GAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FRED-DIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2 is the Plaintiff and VINCENT AKHIM-IE; BOBBIE HINDE AKHIMIE; UN-KNOWN TENANT(S) IN POSSESION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on May 20, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 61, LAKE POINT SOUTH, ACCEDING TO THE PLAT THEREOF, RECORDED IN PLAT BOO 68, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1212 CAN-DLEWOOD DR. LAKELAND.

FL 33813 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT

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

May 2, 9, 2025 25-00656K

paired, call 711. Dated this 29 day of April, 2025. ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-230646 - MaM

PURSUANT TO CHAPTER 45

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA006016000000 GROUNDFLOOR PROPERTIES Plaintiff, VS.

KABASU JOSEPH KALONJI; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.: ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN 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

CLAIMANTS Defendant(s). GROUNDFLOOR PROPERTIES GA LLC is the Plaintiff, and NATION-WIDE USA REO LLC; KABASU JOSEPH KALONJI; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCI-ANA VILLAGES, INC.; UNKNOWN TENANT #1 N/K/A TY STEWART; ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS 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,

LOT 11, IN BLOCK 3140, OF POINCIANA NEIGHBOR-HOOD 6, VILLAGE 7, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, AT PAGE 29, 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 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 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 Delrav 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: $Service {\bf Mail@aldridge pite.com}$

1696-007B

May 2, 9, 2025

25-00636K

FIRST INSERTION and for Polk County, Florida, wherein,

TO THE NORTH LINE OF

THE PLAT OF HARTRIDGE

HARBOR, AS RECORDED IN PLAT BOOK 70, PAGE 13, PUBLIC RECORDS OF

POK COUNTY, FLORIDA; THENCE NORTH 89°21"56

EAST, ALONG SAID NORTH

LINE OF HARTRIDGE HAR

BOR 172.24 FEET TO A POINT

ON AFORESAID LINE 325.00

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

NATIONWIDE USA REO LLC:

TENANT #1 N/K/A TY STEWART: SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 15, 2024 in Civil Case No. 2023CA006016000000, of the Circuit Court of the Judicial Circuit in

--- ESTATE / SALES ---

POLK COUNTY

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., 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

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 SERVIC-ING, LLC. is the Plaintiff, and UN-KNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; RAMONA TORRES; VINCENT IVAN TORRES: NOEL TORRES; MIGDALIA TORRES; MIL-DRED TORRES; SANDRA PEREZ; ASSOCIATION OF POINCIANA VIL-LAGES, INC.; ANY AND ALL UN-KNOWN 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIM-

ANTS 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,

LOT 4, BLOCK 728, POIN-CIANA NEIGHBORHOOD 5 NORTH VILLAGE 3, ACCORD-ING 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired,

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

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA

CIVIL DIVISION

CASE NO.

532024CA003244000000

NOTICE IS HEREBY GIVEN pursu-

ant to an Amended (as to Defendant's

20% share of sale proceeds deposited in

the Court Registry) Default Final Judg-

ment 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 Green-

wood 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 high-

est 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

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

Partition, to wit:

GREENWOOD VOR INC.

LIVING INTERIOR PLANT

Plaintiff, vs.

SERVICE INC.

Defendant(s)

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 SEC-TION 733.702 WILL BE FOREVER

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

of Surveyor recorded in Official

Records Book 7792, Pages 661, of the Public Records of Polk

More commonly known as: 330

Gladesdale St., Haines City, FL.

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 ac-

cordance with Florida Statute, Section

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 4/28/2025

IVANOV & WOLF, PLLC

Telephone: 813-870-6396

By: /s/ Matthew D. Wolf

MATTHEW D. WOLF, FBN: 92611

April 28, 2025

Attorney for Plaintiff

3310 W. Cypress St,

Tampa, FL 33607

May 2, 9, 2025

Matt@IWFirm.com

County, Florida.

45.031.

33844 ("Property").

FIRST INSERTION

FIRST INSERTION

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228. Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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 TER-RACE, ACCORDING IN THE

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 19, PUBLIC RE-CORDS 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 E.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 For eclosure Service@kasslaw.com2019CA000236000000 328202/2425394/wll May 2, 9, 2025 25-00646K

FIRST INSERTION

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 $\hbox{E-Mail: } mturner@straughnturner.com$

Secondary E-Mail: ahall@straughnturner.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

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 oth-

er persons having claims or demands against the decedent's estate, including unmatured, 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 unmatured, 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 FILEDWITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDEN 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

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 Č. 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

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

FIRST INSERTION

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

CASE NO .: 2024CA-003146-0000-00 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, v. PHILIP HROMANIK, ET AL., Defendant(s),
NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment dated April 10, 2025 entered in Civil Case No. 2024CA-003146-0000-00 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and PHILIP HROMANIK: ROSEMA-RIE OWOC HROMANIK; BRIDG-EFORD CROSSING HOMEOWN-ERS' ASSOCIATION INC · LINITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUS-ING AND URBAN DEVELOPMENT; HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose. com beginning at 10:00 AM on May 27, 2025 the following described property as set forth in said Final Judgment, to-

LOT 102, OF BRIDGEFORD CROSSING, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 140, AT PAGE 10, OF THE PUBLIC

RECORDS OF POLK COUNTY, FLORIDA. Property Address: 620 Bridg-

eford Crossing Blvd, Davenport, FL 33837 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 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 PUB-LISHED 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

ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 2390.000289 25-00638K May 2, 9, 2025

Fort Lauderdale, FL 33324

Phone: (954) 370-9970

Fax: (954) 252-4571

Service E-mail:

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY,

CIVIL DIVISION Case No: 25-CA-000868 RJ LOTS LLC, a Florida Limited Liability Company; Plaintiff. vs.

FLORIDA

THE ESTATE OF HERBERT G. HERRMANN JR.; ELIZABETH PATTESON, AS TRUSTEE OF THE RIVER RANCH LAND TRUST ${\bf DATED\,JULY\,22,\,2005;\,POLK}$ 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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendant, 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-

LEGAL DESCRIPTION: A parcel of land lying and being in

Polk County, Florida more particularly described as follows The East 1/2 of the Northeast 1/4 of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 21, Township 31 South, Range 30 East. Less a 1/2 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 parcel of land lying and being in Polk County, Florida more particularly described as follows: The North 1/2 of the West 1/2 of the Northeast ¼ of the Southeast 1/4 of the Northeast 1/4 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-

Parcel 3: PARCEL ID: 30-31-21-000000-

LEGAL DESCRIPTION: A parcel of land lying and being in Polk County, Florida more particularly described as follows: The South ½ of the West ½ of the Northeast ¼ of the Southeast ¼ of the Northeast ¼ of the Northeast 1/4 of Section 21. Township 31 South, Range 30 East. Less a 1/2 interest in the oil, gas, and mineral rights thereon (see O.R. Book 10552, Page 1982, Polk County, Flori-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation if the time before the scheduled 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 $2901\,\mathrm{W}.$ 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, JARED R. HOLMES A/K/A JARED HOLMES, et al.

Defendant(s). TO: JARED R. HOLMES A/K/A JARED 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 property described in the mortgage being

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage

foreclosed herein.

on the following property:
LOT 20, BLOCK 8, AUBURN-DALE HEIGHTS, ACCORDING TO THE MAP OR PLAT ING TO THE MAP OR PLAT
THEREOF, RECORDED IN
PLAT BOOK 2, PAGE(S) 13,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.COMMONLY KNOWN AS: 305
ARIANA AVENUE, AUBURNDALE, FL 33828PARCEL
NUMBER: 25-28-11-336500008200 008200

has been filed against you and you are required to serve a copy of your written defenses, if any, to 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 Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability

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

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

May 2, 9, 2025 25-00647K

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--- 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 JEF-FERY 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 abovestyled 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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 532025CP001112A000BA IN RE: ESTATE OF THOMAS WHITNEY HEBERT, Deceased.

The administration of the estate of THOMAS WHITNEY HEBERT, Deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

KAYLA VATANIAN. Personal Representative

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

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 represen-

tative and the personal representative's

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

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

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

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

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

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

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001158A000BA

SECOND INSERTION

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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@straughnturner.com Secondary E-Mail: ahall@straughnturner.com

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: 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 @attorney patricks mith.com

SECOND INSERTION

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

April 25; May 2, 2025 25-00608K

Deceased. The administration of the Estate of Carol E. Ogilvy a/k/a Carol Enid Ogilvy, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims

with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: Robyn Joanne Williams 569 Miami Crest Drive Loveland, OH 45140

Attorney for Personal Representative: Andrew M. Berland, Esq. E-Mail Addresses: andrew@hendersonsachs.com michael@hendersonsachs.com Florida Bar No. 84030 Henderson Sachs PA 8240 Exchange Drive Ste. C6 Orlando, FL 32809 Telephone: 4078502500 April 25; May 2, 2025 25-00622K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN

April 25; May 2, 2025 25-00594K

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

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

April 25; May 2, 2025 25-00605K

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

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

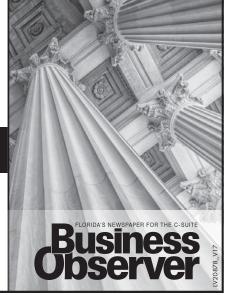
Dated: April 17, 2025. Personal Representatives: Victor Roman Mendoza 2903 Leslie Park Circle Ann Arbor, Michigan 48105 John Konrad Mendoza 43 W. Wolfert Station Road

Mickleton, NJ 08056 Attorney for Personal Representatives: M. Jesusa Cruz Panton, Esq. Florida Bar No. 684317 Panton Law Firm, P.L. 27315 County Road 44A Eustis, FL 32736-9393 Telephone: (407) 729-5622 Email: pantonlaw@gmail.com. April 25; May 2, 2025 25-00606K

PUBLISH YOUR **LEGAL NOTICE**

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

--- ACTIONS / SALES/ ESTATE ---

FOURTH INSERTION

NOTICE OF ACTION FOR PETITION TO DETERMINE PATERNITY AND FOR RELATED RELIEF AND ALL AMENDMENTS

THERETO
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2024DR003252

Division: 05 SALEENA TANGY CARTER and the FLORIDA DEPARTMENT OF REVENUE,

Petitioners, and JOHNATHAN WILBERTO REYES, Respondent/Father.

TO: SALEENA TANGY CARTER 1721 James Pointe Drive

Bartow, Florida 33830 YOU ARE NOTIFIED that an ac-

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

you for the relief demanded in the pe-

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

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

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

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

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

25-00537K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR

POLK COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2023CA004363 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DIANNA L. SUNAILITUS, et al.,

Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF DI-ANNA L. SUNAILITUS A/K/A DIAN-NA LYNN SUNAILITUS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

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

FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before May 16 2025, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

mand 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

WITNESS my hand and seal of this Court this 9 day of April, 2025. STACY BUTTERFIELD, CPA

CLERK OF COURT OF POLK COUNTY (SEAL) By /s/ Antonio Sparrow As Deputy Clerk

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: Accounts Payable@mccalla.com23-08149FL April 25; May 2, 2025 25-00615K

SECOND INSERTION

NOTICE OF ACTION FOR FORECLOSURE IN THE COUNTY COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532025CC001245000000 TOWER MANOR MHC, LLC,

Plaintiff, vs. LOUIS LENGYEL and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,

Defendants. Louis Lengyel

910 Kerry Blvd Winter Haven, Florida 33880

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

51 Tower Manor Drive Lot No. 51

Auburndale, Florida 33823 and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUB-LICATION OF THIS NOTICE in the Business Observer, and file the origi-

SECOND INSERTION

AMENDED NOTICE TO

CREDITORS
IN THE CIRCUIT COURT FOR

POLK COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-001248

Division Probate IN RE: ESTATE OF

RUSS ALAN ANDERSEN,

Deceased.

The administration of the estate of

Russ Alan Andersen, deceased, whose

date of death was February 23, 2025,

is pending in the Circuit Court for

Polk County, Florida, Probate Divi-

sion, the address of which is 255 N.

Broadway Ave., Bartow, FL 33830-

3912. The names and addresses of

the personal representative and the

personal representative's attorney are

set forth below. All creditors of the

decedent and other persons having

claims or demands against decedent's

estate on whom a copy of this notice

is required to be served must file their

claims with this court ON OR BE-

FORE THE LATER OF 3 MONTHS

AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE

OR 30 DAYS AFTER THE DATE

OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other credi-

tors of the decedent and other persons

having claims or demands against de-

cedent'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 prop-

erty held at the time of the decedent's

death by the decedent or the dece-

dent's surviving spouse is property to

which the Florida Uniform Disposi-

tion of Community Property Rights at

Death Act as described in ss. 732.216-

732.228, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT

FILED WITHIN THE TIME PE-

RIODS SET FORTH IN FLORIDA

STATUTES SECTION 733.702 WILL

BE FOREVER BARRED. NOTWITH-

STANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE

Susan Dean

(Apr 19, 2025 16:54 EDT)

2027 Brendla Road

Clearwater, FL 33755

25-00611K

The date of first publication of this

OF DEATH IS BARRED.

Personal Repress

notice is April 25, 2025.

Attorney for Personal

Matthew D. Weidner

E-Mail Addresses

Weidner Law

(Apr 18, 2025 10:34 EDT)

service@mattweidnerlaw.com

julia@mattweidnerlaw.com Florida Bar No. 0185957

856 2nd Avenue North

St. Petersburg, FL 33701

Telephone: 727-954-8752

April 25; May 2, 2025

Representative:

nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action.

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

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

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

Brian C. Chase, Esq.,

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

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

SECOND INSERTION'

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

File No. 2024CP0036540000XX IN RE: ESTATE OF STANLEY DASHER

Deceased. The administration of the estate of Stanley Dasher, deceased, whose date of death was July 21, 2024, is pending in the Circuit Court for POLK County. Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attornev 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this tice is April 25, 20

Personal Representative: /s/ Justin N. Wood Justin N. Wood 359 Lake Eloise Point Drive

Winter Haven, Florida 33880 Attorney for Personal Representative: /s/ Ryan C. Shrouder Ryan C. Shrouder, Attorney Florida Bar Number: 126101 9700 Griffin Road Cooper City, FL 33328 Telephone: (954) 329-0001 Fax: (954) 538-1326 E-Mail: ryan@myfllegal.com Secondary E-Mail: eservice@myfllegal.com April 25; May 2, 2025 25-00607K

THIRD INSERTION

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

CASE NO.: 2024-CC-004270000000 BRISBIN CAPTIAL LLC, Plaintiff, And BIZARRE MOTORSPORTS, and ANTHONY STENSON, individually,

Defendant. TO: ANTHONY STENSON d/b/a Bizarre Motorsports 221 6th Street SW

Winter Haven, FL 33880 Last Known Address: 336 E. College Avenue, Suite 301, Tallahassee, FL

YOU ARE HEREBY NOTIFIED that an action Complaint for Breach has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stuart Glenn, Esquire, attorney for Plaintiff, whose address is 1728 Salem Drive, Orlando, Florida 32807 on or before May 16 25, and file the original with the Polk County Clerk fo Court, 255 N. Broadway Avenue, Bartow, FL 33830, before service on Defendant or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the clerk of the Circuit Court's office. You may review

these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's of-

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

DATED: 4-9-25

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

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

25-00561K

SECOND INSERTION

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

53-2025-CP-000998-0000-XX IN RE: ESTATE OF JOSEFINA B. LUMPKIN, **Deceased.**The administration of the estate of

JOSEFINA B. LUMPKIN, deceased, whose date of death was March 5, 2025. is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Drawer CC-4, Bartow, Florida $33830. \, \text{The names}$ and addresses of the personal representatives and the personal representatives' attorney are set

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

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

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

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

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

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

Personal Representatives:

DORIS LUMPKIN 4715 Baudin Street New Orleans, LA 70119 JENNIFER LUMPKIN BADEAUX 111 Wharton Street

Covington, Louisiana 70433 AURORA NEWSOME 2159 Sweet Honey Lane Apopka, Florida 32712 SALVADOR PACLOB 4120 Juliana Lake Drive

Auburndale, Florida 33823 Attorney for Personal Representatives: DAVID C. FALL, LL.M. Florida Bar Number: 0105891 238 N. Massachusetts Avenue Lakeland, FL 33801 Telephone: (863) 397-6065 E-Mail: David@DCFLegal.com April 25; May 2, 2025 25-00593K

SECOND INSERTION

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

CASE NO: 2023 CA 005281 RAUNELL LIRIANO, Plaintiff, vs. STORM HOLDINGS LLC, A NEW

JERSEY LIMITED LIABILITY COMPANY AS TRUSTEE OF THE 1362 HOMOSASSA WAY LAND TRUST DATED **DECEMBER 28, 2021;**

Defendant.

NOTICE IS HEREBY GIVEN that pursuant to an Order on Plaintiff's Motion for Final Default Judgment and Request for Attorney's Fees, dated April 15, 2025, and entered in case # 2023-CA-005281 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein RAUNELL LIRIANO is the Plaintiff, and STORM HOLDING LLC, A NEW JERSEY LIMITED LIA-BILITY COMPANY AS TRUSTEE OF THE 1362 HOMOSASSA WAY LAND TRUST DATED DECEMBER 28, 2021 is the Defendant. The Polk County Clerk of the Circuit Court will sell the subject property at public sale with a minimum first auction bid of at least Fifty Thousand Dollars (\$50,000,00) to the highest bidder for cash on May 16, 2025, at 10:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted online at https:// www.polkrealforeclose.com. The subject property is described as

set forth in the said Order, to wit: Lot 1, Block 426, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, according to the map or plat thereof, as recorded in Plat Book 55, Page(s) 5 through 18, inclusive, of the

Public Records of Polk County, Parcel ID: 28-27-33-934460-426010 Physical address: 1362 Homosassa Drive, Poinciana, FL 34759

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEN-DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BE-FORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLIAMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 22nd day of April 2025.

By: Stephen K. Hachey, FLORIDA BAR NO.: 15322 Law Offices of Stephen K. Hachey, P.A. Attorney for Plaintiff 10521 Bloomingdale Ridge Riverview Florida 33578 25-00614K April 25; May 2, 2025

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--- 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-

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on

the following property in Polk County, LOT 15, BLOCK 1, HIGHLAND PARK MANOR, PLAT NUMBER 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 written 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 service 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 Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on 4-9-25. Stacy M. Butterfield As Clerk of the Court (SEAL) By Antonio Sparrow As Deputy Clerk

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

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,

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 provision of certain assistance. Please con-

tact the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Si ou se von moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubven imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 iou; 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

Dated this 15TH day of APRIL, 2025. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL Pleadings@vanlawfl.com /S/ MARK ELIA Mark C. Elia, Esq Florida Bar #: 695734 CR17254-22/sap

 $25\text{-}00587\mathrm{K}$

Apr. 25; May 2, 2025

SECOND INSERTION

NOTICE OF ACTION 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-

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:

est in the property herein described:

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando 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, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public

Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 27/0033, Building, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the origi-nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a

default will be entered against you for

the relief demanded in the Complaint.

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

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; CONSTRUCTIVE SERVICE -PROPERTY

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

CASE NO.: 2025CA000112 FLINT E FARLEY, Plaintiff, vs. ESTATE OF GEORGE THOMAS BURRIS and UNKNOWN HEIRS OF GEORGE THOMAS BURRIS,

Defendants. TO: ESTATE OF GEORGE THOMAS BURRIS;

3932 Welcome Arcadia Rd., Lexington, NC 27295-6427 UNKNOWN HEIRS OF GEORGE THOMAS BURRIS; 3932 Welcome Arcadia Rd. Lexington, NC 27295-6427

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

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 30 South, Range 29 East, Polk County, Florida. Parcel ID: 01-30-29-000000-044120

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose

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

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

DATED on 3-17, 2025.

Stacy M. Butterfield, CPA CLERK OF THE CIRCUIT COURT (SEAL) By: Antonio Sparrow DEPUTY ĈLERK

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 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 AMÉRICA, 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, ACCORDING 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 original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to

Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court

Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired,

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 FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2024CA-003187-0000-00 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JEFF ARMSTEAD: MARBELLA AT DAVENPORT HOMEOWNERS' ASSOCIATION, INC.; SERVICE FINANCE COMPANY LLC. UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MELANIE ARMSTEAD; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 21 day of May, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 63, MARBELLA AT 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 Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 17 day of April 2025.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA R. JUD. ADMIN 2.516eservice@decubaslewis.com 24-02392

25-00619K

April 25; May 2, 2025

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

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

PARTIES IN POSSESSION 2

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 $16\mathrm{TH}$ day of MAY,2025.

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

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

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

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

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



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

POLK COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case.: 2025 CP 1353 IN RE: ESTATE OF LOUIE FRANK MYERS Deceased.

The administration of the estate of LOUIE FRANK MYERS, deceased, whose date of death was January 16, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the petitioner's attorney are set forth below.

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

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

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

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

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

ROBERT MYERS

1021 Old Empire Rd Cochran, GA 31014 /s/ Markeishia L. Smith. Esquire Markeishia L. Smith, Esquire THE LAW OFFICES OF MARKEISHIA L. SMITH, P.A. Florida Bar No. 122772 P.O. Box 3303 Haines City, FL 33844 Phone: (863) 866-9917 Fax: (863) 438-6860 msmith@thesmithlawfirm.org. Attorney for Petitioner

April 25; May 2, 2025

SECOND INSERTION

25-00612K

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

CASE NO. 2024 CA-002743 SOUTHSTATE BANK, N.A., Plaintiff, vs. HEIDI DALE OWENS, individually and as Personal Representative of the ESTATE OF MATHEW GARRETT OWENS, PROVIDENCE COMMUNITY ASSOCIATION,

INC., LAKESIDE VILLAS AT PROVIDENCE VILLAGE ASSOCIATION, INC., and UNKNOWN TENANT(S), Defendants.

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of Andrea Olga Taylor, deceased, whose date of death was November 17, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representatives: DEBRA KAY PEEL 710 Garberia Drive Davenport, Florida 33837 MICHAEL MATTHEW TAYLOR, SR. 524 Menorca Place St. Augustine, Florida 32092

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

April 25: May 2, 2025 25-00629K

SECOND INSERTION

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

File No. 2025-CP-001334-A000BA IN RE: ESTATE OF DAVID G. SGRAZZUTTI,

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

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

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

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

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

The 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. 732.2211.

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

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

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

Co-Personal Representative 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Justin W. Najmy, Esq.

Attorney for Co-Personal Representatives Florida Bar No. 1039816 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com Secondary Email: mscott@najmythompson.com

April 25; May 2, 2025 25-00626K

SECOND INSERTION

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

CASE NO.: 2024-CA-004773 LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC and THE GROVES OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

ANDRES FERNANDO DIAZ, Individually; UNKNOWN SPOUSE OF ANDRES FERNANDO DIAZ; and ALL UNKNOWN TENANTS/ OWNERS N/K/A ALFREDO IMONIDNI. Defendants.

TO: Andrew Fernando Diaz 855 Brayton Lane Davenport, Florida 33897 Andrew Fernando Diaz 410 S. Glendale Avenue Glendale, California 91205 Andrew Fernando Diaz 2554 Clay Street Sacramento, California 95815 Unknown Spouse of Andrew Fernando Diaz 855 Brayton Lane Davenport, Florida 33897 Unknown Spouse of Andrew 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

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,

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

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 mo-bile 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

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 # GAFL1AD13076022. The name of the former tenant is Richard Michael Healy. All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale

April 25; May 2, 2025 25-00616K

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 Di-

vision, 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.

other persons having claims or de-mands against Decedent's estate on

whom a copy of this notice is required

to be served must file their claims

with this court ON OR BEFORE

THE LATER OF 3 MONTHS AFTER

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

Robin Weston as petitioner of the

Weston: Pelham Percival: Donna

Percival a/k/a Donna L. Percival;

Unknown Spouse of Robin Weston:

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

through, under and against the above

in Possession #1, if living, and all

named Defendant(s); Unknown

Parties in Possession #2, if living,

and all Unknown Parties claiming

by, through, under and against the

ΓO: Robin Weston, as petitioner of

the Estate of Jessie Percival, WHOSE

RESIDENCE IS: 144 Beach 61st Street,

Arverne, NY 11692, Robin Weston,

WHOSE RESIDENCE IS: 144 Beach

61st Street, Arverne, NY 11692, Donna

Percival a/k/a Donna Lynne Percival

a/k/a Donna L. Percival, WHOSE RES-

IDENCE IS: 2115 Lake Holloway Bou-

levard, Lakeland, FL 33801, Unknown

Spouse of Robin Weston, WHOSE

above named Defendant(s)

Defendant(s).

Unknown Parties claiming by,

Estate of Jessie Percival; Robin

Percival a/k/a Donna Lynne

Unknown Spouse of Pelham

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Plaintiff, -vs.-

All creditors of the Decedent and

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-000431

DIVISION: 04

VANDERBILT MORTGAGE AND FINANCE, INC., Plaintiff, vs. JOSEPHINE LEANNE BROWN; UNKNOWN SPOUSE OF JOSEPHINE LEANNE BROWN; CRYSTAL BETHANN BROWN; UNKNOWN SPOUSE OF CRYSTAL BETHANN BROWN: POLK COUNTY, FLORIDA - CODE ENFOCEMENT UNIT: STATE OF FLORIDA; and UNKNOWN

TENANT Defendant.

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

SEE ATTACHED EXHIBIT "A" EXHIBIT "A" 22 - 10 - 1643

A portion of the South 3/4 of the East 1/2 of Section 31, Township 30 South, Range 27 East, Polk County, Florida, being a numbered tract in an unrecorded plat of LAKE WALES ESTATES and more particularly described as TRACT 258: Commence at the

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

TOGETHER WITH that certain manufactured home located thereon. Parcel ID No. 273031-000000-023060

thence West 165 feet; thence

North 305 feet to the Point of

Beginning.

More commonly known as: 0 Lighthouse Avenue, Lake Wales, FL 33859 TOGETHER WITH A 2023 CMH MODEL MANUFAC-TURED HOME BEARING SE-RIAL NO.: CAP039632TNAB.

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

NOTICE If you are a person with a dis-

ability 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. By: Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: camin@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.

SECOND INSERTION

THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no

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

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

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.

April 25; May 2, 2025 25-00600K

Attn: Leslie S. White

Post Office Box 2346

Orlando, FL 32802-2346

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

Personal Representative: Steven Joseph Colandro 326 Jaybee Avenue

Davenport, Florida 33897 FAMILY FIRST FIRM Counsel for Personal Representative /s/ Ryan Saboff Ryan Saboff, Esquire Florida Bar Number: 1010852 Rebekah L. Davis, Esquire Florida Bar Number: 1059147 Joseph K. Fabbi, Esquire Florida Bar Number: 1022503 1030 W. Canton Ave., Suite 102 Winter Park, FL 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: ryan.saboff@fff.law E-Mail:

rebekah.davis@familyfirstfirm.com E-Mail: joe.fabbi@familyfirstfirm.com Secondary E-Mail: probate@familyfirstfirm.com 25-00609K

April 25; May 2, 2025

SECOND INSERTION

RESIDENCE IS: 144 Beach 61st Street, Arverne, NY 11692, Unknown Spouse of Donna Percival a/k/a Donna Lynne Percival a/k/a Donna L. Percival. WHOSE RESIDENCE IS: 2115 Lake Holloway Boulevard, Lakeland, FL 33801, Unknown Parties in Possession #1, WHOSE RESIDENCE IS: 2115 Lake Holloway Boulevard, Lakeland, FL 33801 and Unknown Parties in Possession #2, WHOSE RESIDENCE IS: 2115 Lake Holloway Boulevard, Lakeland, FL 33801

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s): the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particu-

larly described as follows: LOT 11, UNIT 1, LAKE HOL-LOWAY WOODS, UNRECORDED, DESCRIBED AS: THE EAST 80.0 FEET OF THE WEST 265.0 FEET OF THE NORTH 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 24 EAST, LESS THE NORTH 190.0 FEET, POLK COUNTY, FLORIDA.

more commonly known as 2115 Lake Holloway Boulevard, Lakeland, FL

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 16 day of April, 2025.

Stacy M. Butterfield Circuit and County Courts (SEAL) By: Antonio Sparrow Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 24-332274 FC01 RFT April 25; May 2, 2025 25-00621K

Default Date May 23 25