# **Public Notices**

**PAGE 17** \*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\*

#### JUNE 13 - JUNE 19, 2025

Business Ibserver

PAGES 17-24

# POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

#### 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 PLM listening Daughter located at 541 Swallowtail Dr. in the City of Haines city, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of June, 2025. Herline previl June 13, 2025 25-00869K

#### 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 Nixie Engineering located at 1659 Fruitwood Dr in the City of Lakeland, Polk County, FL 33805 intends to reg-ister the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 9th day of June, 2025. Kevin Racktoo and Elisa Rexinger 25-00874K June 13, 2025

#### FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Urology at Davenport under which (we are) engaged in business at 2217 North Blvd W in Davenport, FL 33837. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Davenport, Polk County, Florida, on 6/3/2025, Polk County, Davenport, FL. June 13, 2025 25-00882K

FIRST INSERTION AFFIDAVIT OF DILIGENT SEARCH IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 532022CP0016160000XX Section: 14 IN RE: ESTATE OF MICHAEL P. O'MALLEY,

Deceased. BEFORE ME, the undersigned authority, personally appeared Jaime Duncanson, who, after being by me duly sworn, deposes and says:

1. Affiant, Jaime Duncanson, is a cousin of the Decedent and is the Personal Representative of the Estate of Michael P. O'Malley.

2. The Decedent, Michael P. O'Malley

#### FIRST INSERTION NOTICE OF PUBLIC SALE Notice is hereby given that on 07/07/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2002 SKYL mobile home bearing the vehicle identification numbers 9P610408PA and 9P610408PB and all personal items located inside the mobile home. Last Tenant: Latisa Monique Harris

9700. June 13, 2025 25-00880K

and Terry Jackson. Sale to be held at:

Palm Key Village, 49473 Highway 27,

Davenport, Florida 33897, 863-420-

### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1987 MERI mobile home public bearing the vehicle identification numbers TW252FK22548A and TW252FK22548B and all personal items located inside the mobile home. Last Tenant: Ronald Omahne and Bartholomew Skinger a/k/a Bartholomed Skinger. Sale to be held at: Foxwood Village, 4700 Foxwood Boulevard, Lakeland, Florida 33810. (863) 859-0277. June 13, 2025 25-00881K

> FIRST INSERTION PUBLIC NOTICE

The Florida Department of Transportation will be negotiating the sale of surplus property located east of SR 27 and adjacent to Little Lake Hamilton, Haines City, in Polk County.. The parcel contains approximately 9.62 acres June 13, 2025 25-00861K

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2024CP0043100000XX IN RE: ESTATE OF LORNA VERA BARRETT Deceased.

The administration of the estate of LORNA VERA BARRETT, File Number: deceased 532024CP0043100000XX, whose date of death was June 8, 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 name 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 NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2024-CP-002363-0000-XX IN RE: Estate of LAWRENCE WILLIAM THOMAS,

Lawrence William Thomas, deceased, whose date of death was December 4, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's

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

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.

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

NOTWITHSTANDING THE TIME

Personal Representative: /s/ Mitchell Amato Mitchell Amato 822 Myles Circle Jefferson, Georgia 30549

AMY L. PHILLIPS Attorney for the Personal Representative Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292 amy@amyphillipspllc.com 25-00858K June 13, 20, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2025-CP-001914-A000-BA IN RE: ESTATE OF MARGARET R. MULDER Deceased.

FIRST INSERTION

The administration of the estate of Margaret R. Mulder, deceased, whose date of death was March 18, 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

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

The personal representative has no duty to discover whether any 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 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 June 13, 2025. Personal Representative: Stanley B. Mulder 109 Shelley Drive Winter Haven, Florida 33884 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 25-00865K June 13, 20, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Probate Division CASE NO.: 2025-CP-001026 IN RE: ESTATE OF CHARLES ROSA,

# Deceased. The administration of the estate of

Charles Rosa, deceased, whose date of death was October 5, 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 who have 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER THE

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-001690

Division PROBATE

IN RE: ESTATE OF

CHARLES E. GLASS

Deceased.

The administration of the estate of

CHARLES E. GLASS, deceased, whose date of death was April 15, 2025, is

pending in the Circuit Court for Polk

County, Florida, Probate Division, the

address of which is 255 N. Broadway

Ave., Bartow, Florida 33830-3912. The

names and addresses of the personal representative and the personal repre-

sentative's attorney are set forth below.

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

The personal representative has no

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

FIRST INSERTION

The personal representative or curator has no duty to discover whether any property held at the time of the dece-dent'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 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the

The date of first publication of this notice is June 13, 2025.

Personal Representative: Regina Guajardo, 311 W. Florida Avenue, Haines City, Florida 33844 Attorney for Personal Representative: P. Scott Miller, Florida Bar No. 0093792, 1843 Foreman Drive, Suite 210, Cookeville, Tennessee 38501 Tele: 727-362-3700 Fax: 727-398-3907 E-Mail: smiller@gibbsfirm.com econdary E-Mail: dmiller@gibbsfirm.com 25-00864K June 13, 20, 2025

#### FIRST INSERTION

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 Friday, June 13, 2025.

# Personal Representative: VIRGINIA GLASS 8304 West Lake Marion Road

Haines City, Florida 33844 Attorney for Personal Representative: BART SCOVILL, Attorney Florida Bar Number: 0985716 8031 Cooper Creek Blvd., Suite 101 University Park, Florida 34201 Telephone: (941) 365-2253 E-Mail: bart@scovills.com Secondary E-Mail: melissa@scovills.com June 13, 20, 2025 25-00859K

FIRST INSERTION written demand must be filed with the clerk

# Deceased. The administration of the estate of

attorney are set forth below. All creditors of the decedent and oth-

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

ALL CLAIMS NOT FILED WITHIN

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

notice is June 13, 2025.

Attorney for Personal Representative: /s/ Amy L Phillips

NOTICE.

The date of first publication of this

All creditors of the decedent and oth-

had one child, to wit: a. Michael T. O'Malley.

3. Affiant does not know the whereabouts of her first cousin once removed, Michael T. O'Malley.

4. Affiant has not communicated with or known the whereabouts of her first cousin once removed, Michael T. O'Malley for over 20 years.

5. Affiant has attempted to locate her first cousin once removed, Michael T. O'Malley through the world wide web and social media.

6. Furthermore, Affiant has contacted numerous friends and family members to try to track down and/or locate Michael T. O'Malley.

7. None of the family members contacted were able to provide any information or provide the location of Michael T. O'Malley.

8. Affiant believes the last known whereabouts of Michael T. O'Malley to be in Galien, Michigan and it appears he does not want to speak to anyone associated with his father's family or this matter.

9. Affiant's attorney has also conducted a Thompson Reuters Westlaw Public Records Search "People Search" for Michael T. O'Malley and have sent letters via regular and certified mail to the address located in Galien, Michigan, however, they all were not responded to or returned unclaimed. FURTHERAFFIANT

SAYETH NAUGHT Jaime Duncanson June 13, 20, 2025 25-00877K

The date of first publication of this notice is June 13th, 2025.

#### **Personal Representative:** David Bryan Barrett

7320 Griffin Road, Suite 109 Davie, FL 33314 Attorney for Personal Representative Nataly E. Rodriguez, Esq. Florida Bar No. 1015543 Kalis, Kleiman & Wolfe. Attorney for Petitioner 7320 Griffin Road, Suite 109 Davie, FL 33314 Phone: 954-791-0477 Email: nataly@kklawu com June 13, 20, 2025 25-00867K

#### IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2025CP001786A000BA **Division: Probate** IN RE: ESTATE OF **BOBBY J. SCHNEIDER** Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Bobby J. Schneider, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER 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 June 13, 2025.

Personal Representative: Debra A. Neilan f/k/a Debra A. Schneider 6822 Brompton Drive

Lakeland, FL 33805 Attorney for Personal Representative: Daniel Medina, B.C.S., Attorney Florida Bar No. 0027553 Linda M. Schultz, Esq. Florida Bar No. 1008259 MEDINA LAW GROUP. P.A. 425 S. Florida Ave., Ste. 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com; linda@medinapa.com Secondary E-Mail: sam@medinapa.com June 13, 20, 2025 25-00860K

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001607-A000BA IN RE: ESTATE OF BETTY JANE FEEMAN LUSTIG

A/K/A BETTY JANE LUSTIG Deceased.

The administration of the estate of BETTY JANE FEEMAN LUSTIG a/k/a BETTY JANE LUSTIG, deceased, whose date of death was December 7, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

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

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

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

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

The date of first publication of this notice is June 13, 2025.

**Personal Representative:** ALICIA SUE ROACH 9600 Cove Drive, #B-3

Rovalton, Ohio 44133

Attorney for Personal Representative: TIMOTHY A. BOYKO, ESQ. Florida Bar Number: 832420 MANSOUR GAVIN, LPA 6133 Rockside Road, Ste. 301 Independence, OH 44131 Telephone: (216) 453-5907 E-Mail: tboyko@mggmlpa.com June 13, 20, 2025 25-00873K

#### --- ESTATE /ACTIONS / SALES ---

FIRST INSERTION

#### FIRST INSERTION

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

CASE NO. 2025-CA-000253 MIDFLORIDA CREDIT UNION, Plaintiff, v.

GREGORY JAMES HIATT; DORIS HIATT: TENANT #1: TENANT #2; EXPRESS FUNDING, INC.; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY. THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.

TO: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: The Northwest 1/4 of the North-

west 1/4 of Section 31, Township 26 South, Range 25 East, Less the East 743 feet thereof and Less the North 495 feet thereof and Less the South 683.18 feet

thereof, all lying and being in Polk County, Florida. Parcel Identification No.: 25-26-31-000000-033020

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before July 10, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow. Florida 33830, (863) 534-4686. at least 7 days before your scheduled 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

#### FILE NO. 2025CP001589A000BA IN RE: ESTATE OF JACQUELINE M DART DECEASED. The administration of the estate of

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

Jacqueline M Dart, deceased, whose date of death was March 27th, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

DIVISION

whose residence is unknown and all

parties having or claiming to have any

right, title or interest in the property

described in the mortgage being fore-

closed herein. YOU ARE HEREBY NOTIFIED

that an action to foreclose a mortgage

ING NO. 2, COBBLESTONE

LANDING TOWNHOMES, A

CONDOMINIUM, ACCORD-

ING TO THE DECLARATION

OF CONDOMINIUM THERE-

OF, AS RECORDED IN OFFI-

CIAL RECORDS BOOK 6975,

PAGE 2085, OF THE PUBLIC RECORDS OF POLK COUN-

TY, FLORIDA, AS AMENDED.

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it on counsel

on the following property: UNIT NO. 206, BUILD-

SOCIETY, FSB, NOT IN ITS

CSMC 2021-RPL1 TRUST,

Plaintiff, vs. STANLEY SIMEON, et. al.

Defendant(s),

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. Florida Statutes ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 June 13, 2025. Personal Representative:

James Dart

Attorney for Personal Representative: Paula F Montoya

25-00868K June 13, 20, 2025

for Plaintiff, whose address is 6409

Congress Avenue, Suite 100, Boca

Raton, Florida 33487 on or before 07/18/2025 /(30 days from Date of

#### FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 532025CP0005550000XX

Division 14

IN RE: ESTATE OF

WILLIAM NUNEZ CABRERA

The administration of the estate of

William Nunez Cabrera, deceased,

whose date of death was September 1.

2024, is pending in the Circuit Court

for Polk County, Florida, Probate Divi-

sion, the address of which is P.O. Box

9000, #CC-4, Bartow, FL 33831. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

The personal representative has no

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

Deceased.

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is June 13, 2025.

# Personal Representative: Wisael Nunez Pagan

2708 Sensation Street Davenport, Florida 33837 Attorney for Personal Representative: Rodolfo Suarez Jr. Esq., Attorney Florida Bar Number: 013201

9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawyers.com June 13, 20, 2025 25-00879K

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2025CP001488A000BA Division: Probate IN RE: ESTATE OF

JOHN E.E. FRANKLIN Deceased.

The administration of the Estate of John E.E. Franklin, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N Broadway Ave, Bartow, FL 33830. The names and addresses of the Ancillary Personal Representative and the Ancillary 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 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 June 13, 2025. Ancillary Personal Representative:

# Linda M. Schultz, Esq. 425 South Florida Avenue, Suite 101

Lakeland, FL 33801 Attorney for Ancillary Personal Representative: Daniel Medina, B.C.S., Attorney Florida Bar Number: 0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Avenue, Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754

E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com June 13, 20, 2025 25-00878K

#### FIRST INSERTION

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

#### File No. 53-2025CP-001624-A000-BA Division 14 IN RE: ESTATE OF

CHARLES LEE ATCHUE SR. Deceased. The administration of the estate of

Charles Lee Atchue Sr., deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000,

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.

#### impaired, call 711. DATE: June 3, 2025 STACY M. BUTTERFIELD Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801 June 13, 20, 2025

#### FIRST INSERTION

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

CASE NO .: 2023-CA-004896 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. DENNIS OLMEDA, JR., et al., Defendants. TO: Claude A. Prosper

3191 Windchime Circle W. Apopka FL 32703

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

Lot 10, Block 499, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, as per plat thereof, recorded in Plat Book 55, Page 5-18, of the Public Records of

Polk County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or imme-

NOTICE OF ACTION FOR

PETITION FOR DISSOLUTION OF

AND OTHER RELIEF

IN THE CIRCUIT COURT OF THE

FOR POLK COUNTY, FLORIDA

CASE NO.: 2024 DR-005329

**Family Division** 

BERNARDO ANTONIO OLALDE

DANIELA NAVARRETE

Petitioner vs.

Respondent

# Property Address: 10202 Quinn Road, Polk City, Florida 33868

Clerk of the Circuit Court By: Deputy Clerk 25-00856K

diately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

Default Date July 7, 2025 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 30 day of May, 2025. Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida

(SEAL) By: Asuncion Nieves DEPUTY CLERK Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A.,

1201 S. Orlando Ave, Suite 430. Winter Park, FL 32789 June 13, 20, 2025 25-00855K

#### FIRST INSERTION

demanded in the Petition. Copies of all court documents in this MARRIAGE WITH MINOR CHILD case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon TENTH JUDICIAL CIRCUIT IN AND

request. You must keep the Clerk of Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed to the address on record at the NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

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

DIVISION Case No. 532023CA003812000000 CrossCountry Mortgage, LLC, Plaintiff, vs. Latoy Michelle Johnson, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA003812000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein CrossCountry Mortgage, LLC is the Plaintiff and Latoy Michelle Johnson; Tuscany Preserve Community Association, Inc.; Lake Marion Golf Estates Master Homeowner's Association, Inc.; Association of Poinciana Villages, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk. realforeclose.com, beginning at 10:00 AM on the 9th day of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 121, TUSCANY PRE-SERVE PHASE 3, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE(S)

#### FIRST INSERTION 15 THROUGH 18, INCLUSIVE,

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 28-28-15-935362-001210

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 4th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00375 June 13, 20, 2025 25-00851K

First Publication of this Notice) and FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION file the original with the clerk of this court either before service on Plain-CASE NO. 2025CA000551000000 WILMINGTON SAVINGS FUND tiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF 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: STANLEY SIMEON, UNKNOWN SPOUSE OF STANLEY SIMEON.

FIRST INSERTION

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 hear-

WITNESS my hand and the seal of this Court at Polk County, Florida, this 10 day of June, 2025.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Tamika Joiner

DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-243257 June 13, 20, 2025 25-00872K

ing or voice impaired, call 711.

O: BERNARDO ANTONIO OLALDE Unknown Address

YOU ARE HEREBY NOTIFIED that an action for Petition for Dissolution of Marriage with Minor Child and Other Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on OMAR CARMONA-SÀNCHEZ, ESQUIRE, Petitioner's attorney, whose address is 11954 Narcoossee Rd. Ste. 2 PMB #237, Orlando, FL 32832, on or before the 7th day of July, 2025, and file the original with the clerk of this court at Polk County Courthouse, 255 N. Broadway Ave. Bartow, FL 33830. before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief

clerk's office

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated on May 28th, 2025 STACY M. BUTTERFIELD

CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer Mills Deputy Clerk OMAR CARMONA-SÀNCHEZ, ESQUIRE, Petitioner's attorney, 11954 Narcoossee Rd. Ste. 2 PMB #237, Orlando, FL 32832 June 13, 20, 27; July 4, 2025 25-00857K

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

The date of first publication of this notice is June 13, 2025.

> **Personal Representative:** Charles L. Atchue, Jr.

11(B) East Street North Grafton, Massachusetts 01536 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 June 13, 20, 2025 25-00866K





#### What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

#### --- SALES ----

#### FIRST INSERTION

NOTICE OF SALE **PURSUANT TO CHAPTER 45** IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2024 CC 3890 BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. PATRICK MARAJ, ET AL.,

DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 20, 2025, and entered in Case No. 2024 CC 3890 of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BELLA PIAZZA CONDOMINIUM ASSOCIA-TION OF DAVENPORT, INC. is Plaintiff, and PATRICK MARAJ, JEWELL MARAJ, J. DOUGLAS LANIER and COLLINS ROOFING are Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash: [] www.polk. realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 22nd day of July, 2025 the following described property as set forth in said Final Judgment, to wit:

Unit No. 1027, in Building No. 10, of Bella Piazza, a Condominium, according to the Declaration of Condominium recorded in O. R. Book 7613, Page 791, and all exhibits and amendments thereof, Public Records of Polk County, Florida. A/K/A: 909 Charo Parkway,

#1027, Davenport, FL 33897

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA005049000000 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. WAYNE C. JACKMAN; ROYAL RIDGE HOMEOWNERS' ASSOCIATION, INC.; TIC PALM COAST, INC. A/K/A TIME INVESTMENT COMPANY INC.; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE;

Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated May 13, 2025, and entered in Case No. 2023CA005049000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. CARRINGTON MORTGAGE SER-VICES, LLC, is Plaintiff and WAYNE C. JACKMAN; ROYAL RIDGE HOME-OWNERS' ASSOCIATION, INC.; TIC PALM COAST, INC. A/K/A TIME IN-VESTMENT COMPANY INC.; UNIT-ED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, 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 14TH day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit:

#### RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

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

I HEREBY CERTIFY a copy of the foregoing was served by first class United States mail or e-mail to Patrick Maraj, 909 Charo Parkway, #1027, Davenport, FL 33897, Jewell Maraj, 909 Charo Parkway, #1027, Davenport, FL 33897, J. Douglas Lanier, 907 Arabian Ave., Winter Springs, FL 32708, and Collins Roofing, 2323 W. Memorial Blvd., Lakeland, FL 33815, on this 4th day of June, 2025.

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. BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com BY: Carolyn C. Meadows Florida Bar #92888 B30355/418861/26870109 June 13, 20, 2025 25-00852K

#### FIRST INSERTION

LOT 193. BLOCK L OF ROYAL RIDGE PHASE TWO, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGE 38 THROUGH 40, 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, vou 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 9th day of June, 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 CR18403-23/sap 25-00871K June 13, 20, 2025

#### FIRST INSERTION

for cash via the Internet at www.polk. realforeclose.com at 10:00 a.m., on the 11TH day of JULY, 2025, the following described property as set forth in the final judgment, to wit:

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA001594000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff. vs. LAURINDA KAREN ARMENTROUT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALICE A. PACK, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 19, 2025, and entered in 2024CA001594000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and LAURINDA KAREN ARMEN-TROUT, AS PERSONAL REPRE-SENTATIVE OF THE ESTATE OF ALICE A. PACK, DECEASED; WAN-DA O'KEEFE, AS PERSONAL REP-RESENTATIVE OF THE ESTATE OF LEE M. WIBERT A/K/A LEE WIBERT, DECEASED; UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRUCE EUGENE BURNEY, DECEASED; STEPHEN DEREK PACK; LAURINDA KAREN ARMENTROUT; WANDA O'KEEFE; ERIC WIBERT; KIRK WIBERT 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 July 03, 2025, the following described property as set forth in said Final Judgment, to wit: COMMENCE AT THE NORTH-

EAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN-SHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN THENCE S 00°26'09" E ALONG THE

#### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45.

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

CASE NO.: 2024CA004377 LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC.,

Plaintiff. vs. WALDEMAR ORTIZ COTTO, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/22/2025, in Case No.: 2024CA004377 of the Circuit Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and WALDE-MAR ORTIZ COTTO, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www. polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 7/8/2025, the following described property set forth in the Final Judgment of Foreclosure:

FIRST INSERTION EAST BOUNDARY THERE-OF. 430.00 FEET. THENCE N 90°00'00" W, 200.00 FEET TO THE POINT OF BEGIN-NING: CONTINUE THENCE N 90°00'00" W, 217.80 FEET; THENCE S 00°00'00" E, 200.00 FEET; THENCE N 90°00'00" E, 217.80 FEET; THENCE N 00°00'00" E, 200.00 FEET TO THE POINT OF BEGINNING; ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 60.00 FEET OF THE SOUTH 710.00 FEET AND THE NORTH 60.00 FEET OF THE SOUTH 770.00 FEET OF THE EAST 200.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION.

Property Address: 7275 YAR-BOROUGH LN, 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 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 10 day of June, 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 Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-187105 - NaC June 13, 20, 2025 25-00876K

according to the Plat thereof, as recorded in Plat Book 111, Page 16, Public Records of Polk County, Florida.

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

DATED: June 5, 2025 By: /s/Leah Ellington Leah Ellington, Esquire Florida Bar No.: 92366 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789  $(407) \, 636 - 2549$ 

25-00862K

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

CASE NO.: 2024CA001433000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JONATHAN C. SEXTON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,

AS MORTGAGEE, AS NOMÍNEE FOR GUILD MORTGAGE COMPANY; UNKNOWN SPOUSE OF JONATHAN C. SEXTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 01 day of July, 2025,

the following described property as set forth in said Final Judgment, to wit: LOT 2, DEERFIELD EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 83. PAGE(S) 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 5870

BAMBI DR, LAKELAND, FL 33809

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-

FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA-004632-0000-00 ATOMIC LOANS, LLC Plaintiff(s) VS. ANGEL LUIS PAGAN AKA ANGEL LUIS PAGAN ALVARADO, UNKNOWN SPOUSE OF ANGEL LUIS PAGAN AKA ANGEL LUIS PAGAN ALVARADO, UNKNOWN TENANT **Defendant**(**s**) Notice is hereby given that pursuant to

a Final Judgment entered on MARCH 6TH, 2025 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk Coun-

ty, Florida, described as: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 20 FEET FOR ROAD RIGHT-OF-WAY, OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 27 EAST, OF POLK COUNTY, FLORIDA. Parcel ID:

27-28-13-000000-022110 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at

# FIRST INSERTION

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 UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 05 day of June 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com  $24-0103\overline{2}$ June 13, 20, 2025 25-00854K

www.polk.realforeclose.com, on 3 day of JULY,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 30th day of May, 2025.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000

Bartow, FL 33831-9000 June 13, 20, 2025 25-00853K

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-002072 TRIAD FINANCIAL SERVICES, INC., PHILLIP MICHAEL VAN EGDOM,

and commonly known as 1317 Ashlee Court, Auburndale, FL 33823, at public sale to the highest and best bidder for cash on June 27, 2025 at 10:00 AM, in accordance with Chapter 45, Florida Statutes, by electronic sale beginning at 10:00 AM on the prescribed date at https://polk.realforeclose.com/index. cfm.

#### CASE NO. 2018CA000971000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, Plaintiff. vs.

WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL.;, et al.

#### Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated May 27, 2025, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORA-TION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRI-GUEZ; FLORIDA PINES HOME-OWNERS ASSOCIATION. INC.: POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING. are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder

171, FLORIDA PINES LOI PHASE 1, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 9th day of June, 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. Bar Number: 695734 PHH4842-17/sap 25-00870K June 13, 20, 2025

Lot 163, LAKESHORE CLUB,

June 13, 20, 2025

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA000413000000 PLAINS COMMERCE BANK,

-Plaintiff, vs.

VICTORIA GONZALEZ, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 28, 2025 in Civil Case No. 2025CA000413000000 of the Circuit Court of the TENTH JUDI-CIAL CIRCUIT in and for Polk County, Florida, wherein PLAINS COMMERCE BANK is Plaintiff and Victoria Gonzalez, et al., are Defendants, the Clerk of Court, STACY BUT-TERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of July, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 42, SANCTUARY BY THE LAKE PHASE TWO, according to the Plat or map thereof as recorded in Plat Book 183, Page 42

& 43, in Public Records of Polk County, Florida.

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-11022FL

June 13, 20, 2025 25-00875K

#### SARAH ELIZABETH VAN EGDOM, UNKNOWN TENANT IN POSSESION #1 Defendant(s),

Plaintiff, vs.

NOTICE IS HEREBY GIVEN, pursuant to the FINAL DEFAULT SUMMA-RY JUDGMENT OF FORECLOSURE entered in favor of Plaintiff in this cause on May 13, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, CPA, Clerk of the Circuit Court & Comptroller, will sell the property situ-ated in Polk County, Florida described

LOT 3, LAKE MYRTLE SHORES, a subdivision according to the plat thereof recorded in Plat Book 88, Page 41, of the Public Records of Polk County, Florida, together with an undivided 1/53 Interest in Tracts A&B as shown on the Plat Thereof. Together with that cer-tain 1998 Double Wide REDM Mobile Home bearing VIN# FLA14613451A & FLA14613451B, Title# 79067351 & 79067252, and RP# 1245256  $\&\,12745257$  situated thereon. Parcel ID No : 25-27-32-301400-000030

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 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 Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im-mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 6th day of June, 2025. /s/ Monika E. Siwiec Monika E. Siwiec Florida Bar No.: 92050 service@gibsonlawfirmpa.com mes@gibsonlawfirmpa.com THE GIBSON LAW FIRM, P.A. 4720 Salisbury Road, 247-04 Jacksonville, FL 32256 Telephone: 561-501-7858 June 13, 20, 2025 25-00863K



NOTICE.

BARRED.

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

**Petitioner:** 

**BRENDA MONK** 

4635 Carl Boozer Road

Haines City, FL 33844

/s/ Markeishia L. Smith, Esquire

MARKEISHIA L. SMITH, P.A.

Markeishia L. Smith, Esquire

Markeishia L. Smith, Esquire

msmith@thesmithlawfirm.org

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

THE LAW OFFICES OF

Florida Bar No. 122772

P.O. Box 3303 Haines City, FL 33844 Phone: (863) 866-9917

Fax: (863) 438-6860

Attorney for Petitioner

June 6, 13, 2025

Primary:

DATE OF DEATH IS BARRED.

notice is 06-06-2025.

## SUBSEQUENT INSERTIONS

#### ---- ESTATE ----

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2025CP-001645-A000-BA Division 14

 $\mathbf{Z}(\mathbf{0})$ 

#### IN RE: ESTATE OF MICHAEL HOWARD GRAVATT Deceased.

The administration of the estate of Michael Howard Gravatt, deceased, whose date of death was February 4. 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 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

NOTICE OF SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA

CIVIL ACTION

CASE NO.: 2024CA003799000000

WELLS FARGO BANK, N.A.,

JACK EDWARD TAYLOR, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure

dated May 9, 2025, and entered in Case

No. 2024CA003799000000 of the Cir-

cuit Court of the Tenth Judicial Circuit

in and for Polk County, Florida in which

Wells Fargo Bank, N.A., is the Plaintiff

and Jack E. Taylor aka Jack Taylor aka

Jack Edward Taylor, Karen K. Taylor

aka Karen Kay Taylor aka Karen Taylor,

Lake Dexter Moorings Homeowners'

Association, Inc., are defendants, the Polk County Clerk of the Circuit Court

will sell to the highest and best bidder

for cash in/on online at online at www.

polk.realforeclose.com, Polk County.

Florida at 10:00am EST on the July 8,

2025 the following described property

as set forth in said Final Judgment of

LOT 6, OF LAKE DEXTER MOORINGS, AS SHOWN BY

MAP OR PLAT THEREOF RE-

CORDED IN PLAT BOOK 80,

JACK E. TAYLOR AKA

JACK TAYLOR AKA

Plaintiff, vs.

Foreclosure:

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 June 6, 2025. **Personal Representative:** 

Jennifer Yamnitz

3437 Myrtle Hill Drive East Lakeland, Florida 33811 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 June 6, 13, 2025 25-00845K

#### --- SALES ----

#### SECOND INSERTION PLAT PAGE 31, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA. A/K/A 1411 GRAND CAYMAN

CIR WINTER HAVEN FL 33884Any 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, vou are entitled, at no cost to vou. 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 im-mediately 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 30 day of May, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/24-033011 June 6, 13, 2025 25-00847K

#### 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-003548-0000-00 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

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

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

PROBATE DIVISION Case .: 2025 CP 1801 IN RE: ESTATE OF BILLIE J. MESSENGER f/k/a BILLIE J. BEAMON a/k/a

**BILLIE JEAN BEAMON** Deceased. The administration of the estate of

BILLIE J. MESSENGER f/k/a BIL-LIE J. BEAMON A/k/a BILLIE JEAN BEAMON, deceased, whose date of death was February 1, 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 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 de-

#### SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT OF THE 10TH IUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025CP001493A000BA IN RE: ESTATE OF

#### DIANE HUNTINGTON. Deceased.

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

You are hereby notified that a Petition of Summary Administration has been entered in the estate of Diane Huntington, deceased, File Number 2025CP001493A000BA, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830; that the decedent's date of death was February 6, 2025; that the total value of the non-exempt estate assets is \$6,036.27 and all estate assets are alleged to be exempt and that the names and addresses of those to whom it has been assigned by such order are: Name Address

Carolyn M. Huntington 321 South Foushee Street, Roxboro, NC 27573 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001686 IN RE: ESTATE OF AARON ANGEL DELGADO, II,

The administration of the estate of AARON ANGEL DELGADO, II, deceased, whose date of death was August 3, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, DrawerCC-4, Bartow, FL 33831-9000, names and addresses of the personal representative and the personal representative's attorney are set forth below.

er persons having claims or demands deceder ectat 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

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 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

--- ESTATE ----SECOND INSERTION

#### Notice to Creditors IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION

#### File Number: 2025-CP-001706 IN RE: ESTATE OF Marta Delia Beem Deceased.

The administration of the estate of Marta Delia Beem a/k/a Marta Delia Velazquez, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

and other persons having claims or 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.

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 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 June 6, 2025.

Personal Representative: Maria Santiago 316 Coventry Road

Davenport, FL 33897 Attorney for Personal Representative: Wesley T. Dunaway Esq. E-Mail Addresses: wtdfilings@kovarlawgroup.com Florida Bar No. 98385 111 N. Orange Ave., Ste. 800 Orlando, FL 32801 Telephone: 407-603-6652 June 6, 13, 2025 25-00826K

NOTICE TO CREDITORS POLK COUNTY, FLORIDA

DIVISION: 14 In re the estate of

The administration of the estate of

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001165A000BA **Division Sec 14** IN RE: ESTATE OF

#### SUSAN HARPMAN NOONE Deceased. The administration of the estate of

SUSAN HARPMAN NOONE, de-ceased, whose date of death was March 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Di-vision, 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.

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative: BRIDGET NOONE COOK

1414 Lake Ariana Boulevard Auburndale, FL 33323

Attorney for Personal Representative: NATALIA V. BEVILACQUA, Attorney Florida Bar Number: 109896 2221 Justin Road, 119-411 Flower Mound, TX 75028 Telephone: (561) 877-1515 Fax: (561) 412-3908

E-Mail: natalia@bevilacqualaw.com June 6, 13, 2025 25-00844K

#### SECOND INSERTION 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 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 June 6, 2025. /s/ Susan Lorraine Byers

# June 6, 13, 2025 SECOND INSERTION

Deceased.

All creditors of the decedent and oth-

Florida Bar No. 1000418, Indiana Bar No. 24849-49 Tower Law Group 800 Executive Drive, Oviedo, FL 32765 Telephone: (407) 380-0578 Facsimile: (877) 860-2750

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

25-00833K

Notice is June 6, 2025. Person Giving Notice:

Carolyn M. Huntington 321 South Foushee Street, Roxboro, NC 27573 Attorney for Person Giving Notice: /s/ Carina M. de la Torre

Carina M. de la Torre, Esq. Email: carina@towerlawgroup.com Secondary E-Mail:

micaela.lusso@towerlawgroup.com 25-00835K

Kovar Law Group

IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, IN AND FOR

CASE NO.: 2025CP001620A000BA

#### JAMES AUGUSTUS CASON, JR, a/k/a JAMES A. CASON, JR. a/k/a JIM CASON, JR. Deceased.

James Augustus Cason, Jr., a/k/a James A. Cason, Jr., a/k/a Jim Cason, Jr., deceased, whose date of death was Febru-ary 7, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set

#### NARAINE DAI TIWARIE; NORTHRIDGE ESTATES HOMEOWNERS ASSOCIATION INC.: UNITED STATES OF AMÉRICA ACTING ON **BEHALF OF THE SECRETARY** OF HOUSING AND URBAN DEVELOPMENT; SATRUPA DEVI DOOBAY; UNKNOWN SPOUSE **OF SATRUPA DEVI DOOBAV** UNKNOWN SPOUSE OF NARAINE DAI TIWARIE; 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 27 day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

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

SUBSCRIBE TO THE BUSINESS OBSERVER Obse Call: (941) 362-4848 or go to: www.businessobserverfl.com

#### THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in 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 27 day of May 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01575 June 6, 13, 2025 25-00842K

The personal representative has no

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001602 **Division Probate** IN RE: ESTATE OF DALE WYROSDICK Deceased.

The administration of the estate of DALE WYROSDICK, deceased, whose date of death was October 12, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The name and address of the personal representative are: JULIE BUZZARD, 3078 Bellflower Way, Lakeland, FL 33811. The name

#### MARISSA DELGADO **Personal Representative**

333 Arrowroot Road Eagle Lake, FL 33839 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 June 6, 13, 2025 25-00834K

#### SECOND INSERTION

#### and address of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NO-TICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contin-gent, or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand s made by a creditor as specified under Florida Statutes Section 732.2211. ALL CLAIMS NOT FILED WITH-

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

NOTWITHSTANDING THE TIME

PERSONAL REPRESENTATIVE SUSAN LORRAINE BYERS a/k/a SUSAN C. BYERS /s/ Christopher J. Leddy, Jr.

HEEKIN LAW P.A. Christopher J. Leddy, Jr., Esq. Attorney for Personal Representative Florida Bar No.: 1022875 7220 Financial Way, Jacksonville, FL 32256 Telephone: (904) 355-7000 Primary Email: Chris@heekinlaw.com Secondary:

Alexandria@heekinlaw.com 25-00848K June 6, 13, 2025

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: June 6, 2025. /s/ James M. Flick James M. Flick Attorney for Personal Representative Florida Bar Number: 91075 WALKER | FLICK 3700 S Conway Rd, Ste 212 Orlando, FL 32812 Telephone: (407) 745-0609 Primary E-Mail: james@thefloridalawyers.com Secondary E-Mails: kflick@thefloridalawyers.com service@thefloridalawyers.com 25-00836K June 6, 13, 2025

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

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a

Florida limited liability company, Plaintiff, v. TTC, INC., a Florida corporation,

CENTRAL FLORIDA **INVESTMENTS, INC., a Florida** corporation, POLK COUNTY

FLORIDA, a political subdivision of the State of Florida, and others, Defendants. TO DEFENDANTS: Sally J Walther, Steven F Walther, James D Liddell, Ronald D Nicholson, Christopher

D Dauberman, Foster J & Donna B Ouderkirk Trust, Greg E Hebel, Jack E Coatta, Karen L Mason, M Joan A Legrand, Rosanne Baker, Sandra Legrand, Sherran L Horner, Donald T Weber

YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit: COMMENCE AT THE NORTH

1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED CORNER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DIS-TANCE OF 954.14 FEET TO A POINT ON THE SOUTH-ERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOU-LEVARD, AS RECORD IN

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a

Florida limited liability company,

Plaintiff, v. TTC, INC., a Florida corporation,

INVESTMENTS, INC., a Florida

the State of Florida, and others,

FLORIDA, a political subdivision of

TO DEFENDANTS: Terry Wayne

Langley, John C. Babin, Pricilla Peters, Robert M. Rello Sr., Jeffrey B.

YOU ARE NOTIFIED that an ac-

tion for declaratory relief seeking a judicial declaration, pursuant to Chapter

86, Florida Statutes and Chapter 712,

Florida Statutes, has filed against you

in Polk County, Florida regarding the

property with the following legal de-

COMMENCE AT THE NORTH

1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH,

RANGE 27 EAST, BEING A

3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-

NER RECORD #78687, POLK

COUNTY, FLORIDA, RUN

THENCE S00°01'49"W ALONG

THE EAST LINE OF THE

NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON

THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE

CADWELL BOULEVARD, AS

RECORD IN OFFICIAL RE-

CORDS BOOK 7709, PAGE 539,

PUBLIC RECORDS OF POLK

COUNTY, FLORIDA; THENCE

corporation, POLK COUNTY

CENTRAL FLORIDA

Defendants.

Whittington,

scription, to-wit:

SECOND INSERTION OFFICIAL RECORDS BOOK 7709, PAGE 539, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA; THENCE CONTIN UE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE SO0°01'49"W A DIS-TANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DISTANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTEN-SION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE

# S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff 's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw.com, on or before June 30, 2025 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immedi-ately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, 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 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: May 23, 2025 Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: Asuncion Nieves As Deputy Clerk Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 svihlen@vbvlaw.com 25-00823K June 6, 13, 2025

#### SECOND INSERTION

S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE

CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-TANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTH-EAST ¼ OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTEN-SION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE A DISTANCE S30°31'03"E OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF

#### 75.82 FEET TO THE POINT OF BEGINNING.

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw.com, on or before March 8, 2025 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint.

#### AMERICANS WITH

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

DATED: January 30, 2025

Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: Asuncion Nieves As Deputy Clerk Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, svihlen@vbvlaw.com 25-00843K June 6, 13, 2025

#### SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of Jose Israel Garcia Cuadrado will on the 26th day of June 2025 at 10:00 a.m., on property at 298 Sterling Drive W., Lakeland, Polk County, Florida 33815, in Sterling Mobile Home Community be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make:

CLEAR SPRINGS STEWARDSHIP DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Clear Springs Stewardship District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632. Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on June 27, 2025 at 1:00 p.m., at 105 Spirit Lake Rd., Winter Haven, Florida 33880.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, recreational facilities, stormwater management improvements, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District.

Owners of the properties to be as-

#### NOTICE OF ACTION

IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2024CA000745000000 JONATHAN L. MONROE AND TAKEERA A. COLEMAN, Plaintiff. vs.

BERTHA ALLEN, deceased and all others claiming by, through and under BERTHA ALLEN, deceased, SHIRLEY WEBBER AKA SHIRLEY TOMLIN AKA SHELLY TOMLIN, deceased and all others claiming by, through and under SHIRLEY WEBBER AKA SHIRLEY TOMLIN AKA SHELLY TOMLIN, deceased, JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, and all others claiming by, through and under, JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, FRED TOMLIN AKA FRED TOMLIN SR., deceased and all others claiming by, through and under FRED TOMLIN AKA FRED TOMLIN SR., deceased, EVELYN MERRITT, ELIJAH TOMLIN, JR., deceased and all others claiming by, through and under ELIJAH TOMLIN, JR., deceased, ANNIE SCOTT AKA ANNIE CALHOUN, deceased and all others claiming by, through and under ANNIE SCOTT AKA ANNIE CALHOUN, deceased, LAWRENCE JONES, and all others claiming by, through and under LAWRENCE JONES, NIKITA WEBB, and all others claiming by, through and under NIKITA WEBB, CAROLYN CLARK, BARBARA BAKER, DIONNE JACKSON AKA

1966 RIVI Mobile Home VIN No.: 5238 Title No.: 2194611 And All Other Personal Property Therein PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 June 6, 13, 2025 25-00849K

THIRD INSERTION

sessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearing 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 30; June 6, 13, 20, 2025 25-00802K

JACKSON AKA DIANNE JACKSON. DELL BROWN, and all others claiming by, through and under DELL BROWN and VERONICA THOMAS, and all others claiming by, through and under VERONICA THOMAS YOU ARE NOTIFIED that an action

to quiet the title on the following real property in Polk County, Florida:

That part of Block 7H of W.J. Howey Land Company's First Addition to Dundee, according to the map or plat thereof, as re-corded in Plat Book 4A, Page(s) 41, of the Public Records of Polk County, Florida, begin 115 feet East and 300 feet North of the SW corner of said Block 7H, run thence North 50 feet, East 100 feet, South 50 feet, West 100 feet to the Point of Beginning. a/k/a 208 Pine St, Dundee, FL 33838.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Isaac Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 on or before 6/27/2025 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assis-



POLK COUNTY polkcountyclerk.net

**ORANGE COUNTY** myorangeclerk.com

#### SECOND INSERTION

#### NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 532024CA002036000000 **DIVISION: 15** CrossCountry Mortgage, LLC Plaintiff -vs **Carmen Echevaria; Robier** Quirindongo Santiago a/k/a Robier Quirindongo; Unknown Spouse of Carmen Echevaria; Unknown Spouse of Robier Quirindongo Santiago a/k/a Robier Quirindongo; Association of Poinciana Villages Inc.; Goodleap, LLC f/k/a Loanpal, LLC; Aqua Finance, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession

#2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

#### Defendant(s).

TO: Robier Quirindongo Santiago a/k/a Robier Quirindongo LAST KNOWN ADDRESS: 213 Fig Court, Poinciana, FL 34759 and Unknown Spouse of Robier Quirindongo Santiago a/k/a Robier Quirindongo: LAST KNOWN ADDRESS: 213 Fig

Court, Poinciana, FL 34759 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 particularly described as follows:

LOT 32, BLOCK 818, POIN-CIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 213 Fig Court, Poinciana, FL 34759.

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 im-mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default Date: June 23, 2025 WITNESS my hand and seal of this Court on the 16 day of May, 2025.

Stacy M. Butterfield Circuit and County Courts (SEAL) By: Asuncion Nieves Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 24-330803 FC01 CXE June 6, 13, 2025 25-00822K

DIANNE JACKSON, and all others claiming by, through and under DIONNE JACKSON AKA DIANNE JACKSON, DELL BROWN, and all others claiming by, through and under DELL BROWN, LUTHER SCOTT, JR., and VERONICA THOMAS, and all others claiming by, through and under VERONICA THOMAS, Defendant.

TO: JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, and all others claiming by, through and under, JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, LAW-RENCE JONES, and all others claiming by, through and under LAWRENCE JONES, NIKITA WEBB, and all others claiming by, through and under NIKITA WEBB, DIONNE JACKSON AKA DI-ANNE JACKSON, and all others claiming by, through and under DIONNE



#### Who benefits from legal notices?

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

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

tance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 20 day of May 2025.

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Tamika Joiner As Deputy Clerk

Isaac Manzo, of Manzo & Associates, P.A. Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814. telephone number (407) 514-2692 May 30; June 6, 13, 30, 2025 25-00780 K

Q Û floridapublicnotices.com

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

SECOND INSERTION

Civil Case No. 2018-CA-004712 of

the Circuit Court of the 10th Judi-

cial Circuit in and for Polk County,

Florida, wherein U.S. Bank National

Association as trustee for Lehman XS

Trust Mortgage Pass-Through Certifi-

cates, Series 2007-15N, Plaintiff and

Marc John Cox are defendant(s), I,

Clerk of Court, Stacy M. Butterfield,

will sell to the highest and best bid-

der for cash at www.polk.realfore-

close.com at 10:00 A.M. on June 20,

2025, the following described prop-

erty as set forth in said Final Judg-

LOT 61, OF WATERSONG PHASE ONE, ACCORDING TO

THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 135,

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

The date of first publication of this

Personal Representatives:

Dawn Lawson

2014 Woodbriar Loop N Lakeland, FL 33813

Melissa White

1546 Goodyear Ave. Lakeland, FL 33801

**Christine Smith** 

5048 Nighthawk Dr.

Ft. Mills, SC 29707

Attorney for Personal Representatives:

Attorney for Personal Representatives

Eml: mclements@mclements.com

2nd Eml: abaustert@mclements.com

25-00827K

DATE OF DEATH IS BARRED.

notice is June 6, 2025.

Mark E. Clements

Elder Law Firm of

310 E Main Street

Lakeland, FL 33801

Ph: (863) 687-2287

June 6, 13, 2025

Florida Bar No. 276774

Clements & Wallace PL

ment, to-wit:

BARRED.

#### SECOND INSERTION NOTICE OF SALE

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CC-005201-0000-00 LAKE SMART POINTE HOMEOWNERS

ASSOCIATION INC

Plaintiff(s) VS. KRYSTINA MORALES, WESLYN E ZUNIGA VALLE, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ALL UNKNOWN TENANTS OWNERS

#### Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on APRIL 14TH, 2025 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:

LOT 51, LAKE SMART POINTE, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 172, PAGES 9-12, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ("Property") Property Address:

312 Lake Smart Circle,

Winter Haven, FL 33881

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 24TH day of JUNE,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 20th day of May, 2025.

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

Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 25-00821K June 6, 13, 2025

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO .: 532024CC007079000000 TRANQUIL MHC, LLC and LSC MOBILE SALES, INC., Plaintiffs, vs. ROBERTO MARTINEZ and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES. Defendants. TO: Roberto Martinez 67 Avenue E North, Lot No. 67 Auburndale, Florida 33823 Roberto Martinez 67 Avenue E North, Apt SPC6 Auburndale, Florida 33823

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2018-CA-004712 DIVISION: 4 U.S. Bank National Association as trustee for Lehman XS Trust Mortgage Pass-Through Certificates,

Series 2007-15N Plaintiff, -vs.-Marc John Cox; Angela P. **Cox; Watersong Homeowners** Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the

#### SECOND INSERTION

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

#### FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER: 532025CP001271A000BA IN RE: THE ESTATE OF BASIL L. JEFFREY, Deceased.

The estate of BASIL L. JEFFREY, deceased, File Number 532025CP001271A000BA, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is Polk County Clerk of Court, Probate Division, Drawer CC-4, PO Box 9000 Bartow, FL 33831-9000. The name and address of the attorney for the estate and the Personal Representative are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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, 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 SO FILED

WILL BE FOREVER BARRED. The date of first publication of this Notice is June 6, 2025.

Personal Representative: NOEL JEFFREY

DAVID A. SILVERSTONE, P.A. Attorney for Personal Representative 2455 Hollywood Blvd., Suite 301 Hollywood, FL 33020 (954) 367-0770 David @dsilverstone.com By: David A. Silverstone Fla. Bar No. 862096 June 6, 13, 2025

#### THIRD INSERTION

SERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711

above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in

#### SECOND INSERTION

NOTICE TO CREDITORS 732.2211, Florida Statutes. The written IN THE CIRCUIT COURT OF THE demand must be filed with the clerk. TENTH JUDICIAL CIRCUIT All other creditors of the decedent IN AND FOR POLK COUNTY, and other persons having claims or demands against decedent's estate must FLORIDA PROBATE DIVISION file their claims with this Court WITH-File No. IN 3 MONTHS AFTER THE DATE OF 53-2025-CP-001561-A000-BA THE FIRST PUBLICATION OF THIS IN RE: ESTATE OF NOTICE. ALL CLAIMS NOT FILED WITHIN

#### MARY C. HALL,

Deceased. The administration of the Estate of MARY C. HALL, deceased, whose date of death was November 10, 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 Representatives 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 Representatives have 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.

#### SECOND INSERTION

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, Nicholas J Vanhook, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before June 9 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the com-

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

and for Polk County, Florida, wherein call 711. WITNESS my hand and seal of this Court this 2 day of May, 2025. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY (SEAL) By Antonio Sparrow As Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 23-05845FL June 6, 13, 2025 25-00824K

AT PAGE(S) 45 THROUGH 52. INCLUSIVE, 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 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

SECOND INSERTION

 $(561)\,998-6700$ 

June 6, 13, 2025

18-316517 FC01 CXE

(561) 998-6707

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

CIVIL DIVISION: CASE NO.: 2024CA003444000000 LAKEVIEW LOAN SERVICING, LLC.,

Plaintiff, vs. HEIDI M. COWELL; UNKNOWN SPOUSE OF HEIDI M. COWELL; 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 pend-ing 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 25 day of June, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 2, HAYN-SWORTH HEIGHTS, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 120 NW 10TH DR, MULBERRY, FL 33860 IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NOTICE OF SALE

**PURSUANT TO CHAPTER 45** 

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY,

FLORIDA

CASE NO.: 2024CA000697000000 THE FEDERAL SAVINGS BANK,

UNKNOWN HEIRS, DEVISEES,

TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN

UNDER OR AGAINST THE ESTATE OF MARY J. DOWNES

DECEASED; RIDGEWOOD LAKES MASTER ASSOCIATION,

III; JEAN MARIE DOWNES; UNITED STATES OF AMERICA,

NOTICE OF SALE IS HEREBY GIV-

EN pursuant to the order of Summary

Final Judgment of Foreclosure dated

May 22, 2025, and entered in Case No.

2024CA000697000000 of the Circuit

Court of the 10TH Judicial Circuit in

INTEREST BY, THROUGH,

A/K/A MARY JO DOWNES,

INC.; JOHN B. DOWNES,

DEPARTMENT OF THE

TREASURY - INTERNAL REVENUE SERVICE,

Defendant(s).

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

Plaintiff, vs.

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

25-00820K

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 27 day of May 2025.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02631 June 6, 13, 2025 25-00819K

#### SECOND INSERTION

8th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 5, RIDGEWOOD LAKES VILLAGE 10, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 152, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 116 La Cresta

Court, Davenport, Florida 33837 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 5/29/2025 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 012064 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 23-400334 June 6, 13, 2025 25-00832K

# 25-00825 K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION

Defendant.

Jacob Ruben Caceres Cruz 813 Coastal Bay Lane, Apt. 202, Kissimmee, FL 34741 AND 1207 Calle Izcoa Diaz San Juan, PR 00926 Unknown Spouse of Jacob Ruben Caceres Cruz

Kissimmee, FL 34741 AND 1207 Calle Izcoa Diaz San Juan, PR 00926

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

CASE NO. 2024CA001474000000 NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, Plaintiff. vs. CARMEN LUISA CRUZ RODRIGUEZ A/K/A CARMEN CRUZ RODRIGUEZ, et al., To the following Defendants:

813 Coastal Bay Lane, Apt. 202,

YOU ARE NOTIFIED that an action for Money Damages as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:

67 Avenue E North, Lot No. 67, Auburndale, Florida 33823

has been filed against you, 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 PUBLICATION OF THIS NOTICE IN THE BUSINESS OB-

Default Date: June 30, 2025 WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk

County Florida Dated: MAY 22 2025

STACY M. BUTTERFIELD Clerk of the Circuit and County Court (SEAL) By: Asuncion Nieves As Deputy Clerk Brian C. Chase, Esq. Plaintiff's attorney, 1313 North Howard Avenue, Tampa. Florida 33607 May 30; June 6, 13, 20, 2025 25-00787K

#### lowing described property

CONDOMINIUM UNIT C, BUILDING 14, LAKE MARI-ON GOLF RESORT CONDO-MINIUM, A CONDOMINIUM, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6080, PAGE 1358, AS AMEND-ED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

The Federal Savings Bank, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Mary J. Downes a/k/a Mary Jo Downes, deceased; Ridgewood Lakes Master Association, Inc.; John B. Downes, III; Jean Marie Downes; United States of America, Department of the Treasury - Internal Revenue Service, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk. realforeclose.com at 10:00 A.M. on the

#### SECOND INSERTION

#### **RE-NOTICE OF** FORECLOSURE SALE

#### IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2023-CA-004913 DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. KEVIN N. MARTIN SINCLAIR, et al., Defendants. NOTICE OF SALE IS HEREBY

GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale entered on May 16, 2025, and the Summary Final Judgment of Foreclosure entered on September 11, 2024

in Case No. 53-2024-CA-004913 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein DATA MORTGAGE, INC. DBA ESSEX MORTGAGE is Plaintiff, and KEVIN N. MARTIN SINCLAIR, KATIA C. MARTIN SIN-CLAIR, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC. AS NOMINEE FOR SI MORTGAGE COMPANY, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AS-SOCIATION OF POINCIANA VIL-LAGES, INC. and POINCIANA VIL-LAGE SEVEN ASSOCIATION, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash

#### SECOND INSERTION

wherein bidding begins at 10:00 a.m. Eastern Time on www.polk. realforeclose.com, on the 14th day of July 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 3139, POIN-NEIGHBORHOOD CIANA 6, VILLAGE 7, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 2087 RIO

GRANDE CANYON LOOP,

KISSIMMEE, FL 34759 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in ac-cordance 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 Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your

scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled ap-pearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 29th day of May 2025 Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 / Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff

June 6, 13, 2025 25-00841K

NOTICE OF PUBLIC SALE The following personal property of Pamela Salansky and Georgetown Mobile Manor, Inc., will on the 23rd day of June 2025 at 11:00 a.m., on property at 49 AA Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1971 GRAT Mobile Home VIN No.: 4JB5012F2N5261 Title No.: 4213146 And All Other Personal Property There PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 June 6, 13, 2025 25-00838K

# Why Public Notice Should **Remain in Newspapers**

Along with open meeting and freedom of information laws, public notice is an essential element of the

# three-legged stool of government transparency





This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

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

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

# prevent government officials from hiding information

they would prefer the public not to see





Publishing notices on the internet is neither cheap nor free

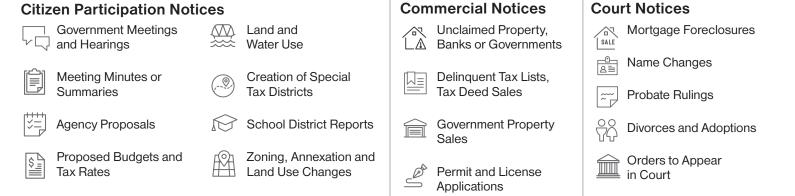


Newspapers remain the primary vehicle for public notice in

all 50 states



**Court Notices** 



# Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.





# **Citizens continue** to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

# Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



# ypes Of Public Notices

# Significant numbers of people in rural areas still lack highspeed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



# Moreover, the real digital divide for public notice is growing

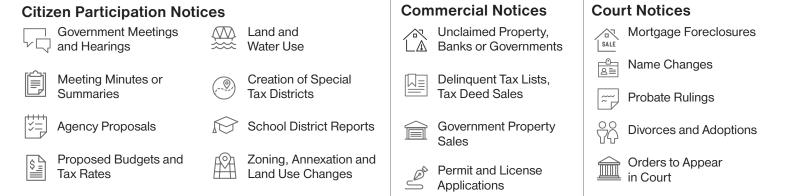
due to the massive migration to smartphones and other small-screen digital devices

## Governments aren't very good at publishing information on the internet.

Grade	F

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.

#### **Commercial Notices**



# Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com