

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

**FICTITIOUS NAME NOTICE**

Notice Is Hereby Given that Pan-Am Dental, LLC, 541E. Liberty Street, Savannah, GA 31401, desiring to engage in business under the fictitious name of Catalis Dental Lab Partners, with its principal place of business in the State of Florida in the County of Polk will file an Application for Registration of Fictitious Name with the Florida Department of State.

May 9, 2025 25-00667K

FIRST INSERTION

**Notice Of Public Sale**

The following personal property of: Carl Nash or Claire Hueber will on June 16, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1982 CLAR Mobile Home, VIN LFL1AC177001675 , TITLE 0021804154 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,

May 9, 16, 2025 25-00670K

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 Cardiac Arrhythmia Specialists at Davenport under which (we are) engaged in business at 40124 US Hwy 27, Suite 204 in Davenport, FL 33837-5905. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Davenport, Polk County, Florida, on 4/29/2025, Polk County, Davenport, FL.

May 9, 2025 25-00671K

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 Multispecialty at Winter Haven under which (we are) engaged in business at 500 E Central Ave in Winter Haven, FL 33880-3053. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Winter Haven, Polk County, Florida, on 4/29/2025, Polk County, Winter Haven, FL.

May 9, 2025 25-00672K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 05/23/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 SHEF mobile home bearing vehicle identification number 252SF1LAF1326 and all personal items located inside the mobile home. Last Tenant: Savea Gai-nel Mesick and Michael C. Mesick. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494.

May 9, 16, 2025 25-00681K

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 Pulmonology & Critical Care at Lake Wales under which (we are) engaged in business at 1255 State Rd 60 E, Suite 300 in Lake Wales, FL 33853-4310. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Lake Wales, Polk County, Florida, on 4/29/2025, Polk County, Lake Wales, FL.

May 9, 2025 25-00684K

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Dirtyroots, located at 5240 upland place, in the City of Lakeland, County of Polk, State of FL, 33813, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 2 of May, 2025.

Colton Jack Blevins  
5240 upland place  
Lakeland, FL 33813

May 9, 2025 25-00678K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of PAUL KAECHER, SR., if deceased any unknown heirs or assigns, MARIE KAECHER, if deceased any unknown heirs or assigns and PAUL KAECHER, III, will, on May 21, 2025, at 10:00 a.m., at 1301 Polk City Road, Lot #7, Haines City, Polk County, Florida 33844; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1972 FLTL MOBILE HOME, VIN: 175A, TITLE NO.: 0005590818, and VIN: 175B, TITLE NO.: 0005590791 and all other personal property located therein

PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#10093-628)

May 9, 16, 2025 25-00677K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 05/23/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 MALB mobile home bearing vehicle identification number 2673T and all personal items located inside the mobile home. Last Tenant: Ronald M. Keenum and Regina A. Prentiss. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494.

May 9, 16, 2025 25-00682K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 05/23/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 TROP mobile home bearing vehicle identification number 15093 and all personal items located inside the mobile home. Last Tenant: Loucinda Kay Harrison and Brittany Nicole Walker. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494.

May 9, 16, 2025 25-00683K

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Handy Ma'am and Company, located at 211 TOWNSEND AVE, in the City of LAKE WALES, County of Polk, State of FL, 33853, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 5 of May, 2025.

Peggy B. Tucker  
211 TOWNSEND AVE  
LAKE WALES, FL 33853

May 9, 2025 25-00685K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 05/23/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 11999 SKYL mobile home bearing the vehicle identification numbers 8U620782LA and 8U620782LB, and all personal items located inside the mobile home. Last Tenant: George Allen Gugar and Chad Alan Montz. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

May 9, 16, 2025 25-00694K

FIRST INSERTION

**NOTICE OF ADMINISTRATION (testate)**

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA

**CASE 2025 CP 1379**

**IN RE ESTATE OF THOMAS ANTONIO ANDERSON, Deceased**

The administration of the Estate of THOMAS ANTONIO ANDERSON, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Avenue, Bartow, Florida 33830. The file number for the estate is noted above. The Estate is testate and the date of the Decedent's Last Will and Testament is August 22, 2024.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402,

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA

**CASE 2025 CP 1379**

**IN RE ESTATE OF THOMAS ANTONIO ANDERSON, Deceased**

The administration of the Estate of THOMAS ANTONIO ANDERSON, deceased, whose date of death was November 9, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

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 Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211.

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

FIRST INSERTION

**LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors of the Lakeside Preserve Community Development District (“Board”) will hold their regular meeting on Wednesday, May 21, 2025, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will partici-

Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

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 Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211.

**CELESTE D. ANDERSON**  
**Personal Representative**  
ROBERT T. MAGILL, ESQUIRE  
Florida Bar #64371  
MAGILL LAW OFFICES  
Post Office Box 922  
Orlando, Florida 32802  
Telephone: (407) 614-4509  
Email: robert@magill-law.com  
Attorney for Personal Representative

May 9, 16, 2025 25-00691K

is served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE 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 FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

Publication of this Notice first occurred on May 9, 2025.

**CELESTE D. ANDERSON**  
**Personal Representative**  
ROBERT T. MAGILL, ESQUIRE  
Florida Bar #64371  
MAGILL LAW OFFICES  
Post Office Box 922  
Orlando, Florida 32802  
Telephone: (407) 614-4509  
Email: robert@magill-law.com  
Attorney for Personal Representative

May 9, 16, 2025 25-00692K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 05/23/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 11999 SKYL mobile home bearing the vehicle identification numbers 8U620782LA and 8U620782LB, and all personal items located inside the mobile home. Last Tenant: George Allen Gugar and Chad Alan Montz. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

May 9, 16, 2025 25-00694K

pate by 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 at (407) 723-5900 at least 48 hours 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 meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt  
District Manager

May 9, 2025 25-00676K

FIRST INSERTION

**NOTICE TO CREDITORS**

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

PROBATE DIVISION

**SSN: XXX-XX-4031**

**File No.: 25CP-1300**

**IN RE: ESTATE OF MERIBELLE LOUISE COFFMAN, Deceased**

The administration of the estate of MERIBELLE LOUISE COFFMAN, deceased, whose date of death was August 25, 2024, and whose Social Security Number is XXX-XX-4031, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

**File No. 25-CP-001371**

**IN RE: ESTATE OF JACK MERCER HOLLIS aka JACK M. HOLLIS, Deceased.**

The administration of the estate of JACK MERCER HOLLIS, also known as JACK M. HOLLIS, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

**NOTICE TO CREDITORS**

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

PROBATE DIVISION

**FILE NO.: 2025-CP-000556**

**IN RE: ESTATE OF HUGH STANLEY HOPE Deceased,**

The administration of the estate of Hugh Stanley Hope, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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 WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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 the first publication of this notice is the 9th day of May, 2025.

Signed on this 30th day of May, 2025.

**Personal Representative:**  
**Ted Porter**  
1518 Cotton Ln.  
Baytown, TX 77523

Attorney for Personal Representative:  
Michael A. Johnson  
Florida Bar #: 0474258  
P.O. Box 1397  
Lakeland, FL 33802-1397  
Telephone: (863) 688-0741  
Fax#: (863) 688-0472  
Primary email:  
majlaw@tampabay.rr.com

May 9, 16, 2025 25-00668K

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: May 9, 2025.

**Personal Representative**  
**MaryLee H. Hollis**  
5020 Terry Lane  
Lakeland, Florida 33813

Attorney for Personal Representative  
Jamil G. Daoud, Esq.  
Florida Bar No. 25862  
Foley & Lardner LLP  
100 North Tampa Street,  
Suite 2700  
Tampa, Florida 33602  
Telephone: 813-229-2300  
Email: jdaoud@foley.com;  
lgarrard@foley.com

May 9, 16, 2025 25-00669K

FIRST INSERTION

**NOTICE TO CREDITORS**

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

PROBATE DIVISION

**FILE NO.: 2025-CP-000556**

**IN RE: ESTATE OF HUGH STANLEY HOPE Deceased,**

The administration of the estate of Hugh Stanley Hope, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

Melissa Brown  
125 Williamson Drive,  
Davenport, Florida 33897

Attorney for Personal Representative  
Sean White, Esq.  
Florida Bar No. 1044113  
Panther Law, P.A.  
710 Oakfield Drive, Suite 127  
Brandon, Florida 33511  
Telephone: (813) 425-4373  
Fax: (813) 425-4373  
E-Mail: seanw@pantherlawfl.com  
Secondary E-Mail:  
pleadings@pantherlawfl.com

May 9, 16, 2025 25-00680K

FIRST INSERTION

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

Notice is hereby given that, on May 27, 2025, at 10:00 AM, at 3276 Mt. Tabor Rd., Lot 30, Lakeland, FL 33810, Southern Oaks Mobile Home Park, LLC, pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Steven Brian Gleason, to wit: A certain 1990 NOBI doublewide mobile home, bearing VIN N84739A and N84739B. The name of the former tenant is Southern Property Acquisition, Inc.

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

May 9, 16, 2025 25-00687K



OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

HILLSBOROUGH COUNTY  
hillscclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

-- ACTIONS / SALES --	
<div><div>FIRST INSERTION</div><div><p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p><p><b>CASE NO.: 2024-CC-001937</b></p><p><b>THE ESTATES OF LAKE ST. CHARLES HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs. DANIEL PAUL, et al., Defendants.</b></p><p>Notice is given that pursuant to the Final Judgment of Foreclosure dated April 13, 2025, in Case No.: 2024-CC-001937 of the County Court in and for Polk County, Florida, wherein THE ESTATES OF LAKE ST. CHARLES HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and DANIEL PAUL and UNKNOWN PARTIES IN POSSESSION N/K/A ANISE PAUL are the Defendants. 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 5/28/2025, the following described property set forth in the Final Judgment of Foreclosure:</p><p>LOT 83, ESTATES OF LAKE ST. CHARLES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE(S) 5 AND 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p><p>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.</p><p>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.</p><p>DATED: May 2, 2025</p><p>By: /s/ Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 May 9, 16, 2025</p></div><div>25-00679K</div></div>	<div><div>FIRST INSERTION</div><div><p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p><p>GENERAL JURISDICTION DIVISION</p><p><b>CASE NO. 2023CA006798000000</b></p><p><b>PLANET HOME LENDING, LLC, Plaintiff, vs. ANGEL LUIS HERNANDEZ A/K/A ANGEL L. HERNANDEZ, JR. A/K/A ANGEL L. HERNANDEZ A/K/A ANGEL HERNANDEZ AND BETHSSY LEONOR HERNANDEZ A/K/A BETHSSY L. HERNANDEZ, et al. Defendant(s).</b></p><p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 07, 2024, and entered in 2023CA006798000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and ANGEL LUIS HERNANDEZ A/K/A ANGEL L. HERNANDEZ, JR. A/K/A ANGEL L. HERNANDEZ A/K/A ANGEL HERNANDEZ; BETHSSY LEONOR HERNANDEZ A/K/A BETHSSY L. HERNANDEZ; GOODLEAP, LLC; ASSOCIATION OF POINCIANA VILLAGES, INC; POINCIANA VILLAGE SEVEN ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on May 30, 2025, the following described property as set forth in said Final Judgment, to wit:</p><p>LOT 14, BLOCK 965, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK</p></div><div>25-00688K</div></div>
<div><div>FIRST INSERTION</div><div><p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p><p>CIVIL ACTION</p><p><b>CASE NO.: 2023-CA-006998</b></p><p><b>TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. THOMAS HORN, et al, Defendant(s).</b></p><p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 4, 2025, and entered in Case No. 2023-CA-006998 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Towd Point Mortgage Trust 2019-4, U.S. Bank National Association, as Indenture Trustee, is the Plaintiff and Thomas Horn, MV Realty PBC, LLC, a Florida Limited Liability Company, Villages at Bridgewater Community Association, Inc., Unknown Party #1 N/K/A Niyireth Horn, 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 June 4, 2025 the following described property as set forth in said Final Judgment of Foreclosure:</p><p>LOT 20, BLOCK B OF VILLAGES AT BRIDGEWATER VILLAGE 5A, ACCORDING TO</p></div><div>25-00695K</div></div>	<div><div>FIRST INSERTION</div><div><p>53, PAGES 4 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p><p>Property Address: 1640 RED-FIN DR, POINCIANA, FL 34759</p><p>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.</p><p>IMPORTANT</p><p>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.</p><p>Dated this 6 day of May, 2025.</p><p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-156994 - NaC May 9, 16, 2025</p></div><div>25-00688K</div></div>
<div><div>FIRST INSERTION</div><div><p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p><p><b>CASE NO.: 2024-CA-002632</b></p><p><b>HIGHLAND MEADOWS 5 HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MILFRED N. MARTINEZ DIAZ, SHEILA S. JUMA TEJADA, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants.</b></p><p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on April 15, 2025 in Case No. 2024-CA-002632, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HIGHLAND MEADOWS 5 HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation ("ASSOCIATION" or "HIGHLAND MEADOWS 5"), is the Plaintiff, and MILFRED N. MARTINEZ DIAZ SHEILA S. JUMA TEJADA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are the Defendants, that the Polk County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 10:00 a.m. on Friday, May 30, 2025, at www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:</p><p>Lot 107, RIDGE AT HIGHLAND MEADOWS, according to the map or plat thereof, as recorded in Plat Book 164, Page</p></div><div>25-00690K</div></div>	<div><div>FIRST INSERTION</div><div><p>THE PLAT THEREOF AS RECORDED IN PLAT BOOK 139, PAGE(S) 17 AND 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p><p>A/K/A 2434 WINNIPEG DR LAKELAND FL 33805</p><p>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.</p><p>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.</p><p>Dated this 02 day of April, 2025.</p><p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. IN/23-004680 May 9, 16, 2025</p></div><div>25-00695K</div></div>
<div><div>FIRST INSERTION</div><div><p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p><p><b>CASE NO.: 2024CA-003351-0000-00</b></p><p><b>PINES WEST HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. WILLIAM LUCCA SANTIAGO, individually; ANDREA GALARZA ADORNO, individually; THE SECRETARY OF VETERANS AFFAIRS; and ALL UNKNOWN TENANTS/OWNERS N/K/A MARISOL LUCIA. Defendants.</b></p><p>NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 12, 2025, and entered in Case Number: 2024CA-003351-0000-00, of the Circuit Court in and for Polk County, Florida, wherein PINES WEST HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and WILLIAM LUCCA SANTIAGO, individually; ANDREA GALARZA ADORNO, individually; THE SECRETARY OF VETERANS AFFAIRS; and ALL UNKNOWN TENANTS/OWNERS N/K/A MARISOL LUCIA; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 10th day of June, 2025 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:</p><p>Property Address: 232 Elgin Boulevard, Davenport, FL 33897</p><p>Property Description: Lot 11, Pines West - Phase 1, according to the map or plat thereof, as recorded in Plat Book 114,</p></div><div>25-00675K</div></div>	<div><div>FIRST INSERTION</div><div><p><b>NOTICE OF SALE AS TO:</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p><p><b>CASE NO. 53-2024-CA-001659-0000-00</b></p><p><b>HOLIDAY INN CLUB VACATIONS INCORPORATED, Plaintiff, vs. HANSMANN ET AL., Defendant(s).</b></p><p>Notice is hereby given that on 5/28/25 at 10:00 a.m. Eastern time at www.polk.realforeclose.com, Clerk of Court, Polk County, Florida, will offer for sale of the following described real property:</p><p><b>Count I Defendants</b></p><p>HAROLD HANSMANN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HAROLD HANSMANN</p><p>An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto</p><p>Interest 1.923% , Use Period No./Unit No. 32/0015</p></div><div>25-00665K</div></div>
<div><div>FIRST INSERTION</div><div><p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p><p><b>CASE NO.: 2024CA-003351-0000-00</b></p><p><b>PINES WEST HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. WILLIAM LUCCA SANTIAGO, individually; ANDREA GALARZA ADORNO, individually; THE SECRETARY OF VETERANS AFFAIRS; and ALL UNKNOWN TENANTS/OWNERS N/K/A MARISOL LUCIA. Defendants.</b></p><p>NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 12, 2025, and entered in Case Number: 2024CA-003351-0000-00, of the Circuit Court in and for Polk County, Florida, wherein PINES WEST HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and WILLIAM LUCCA SANTIAGO, individually; ANDREA GALARZA ADORNO, individually; THE SECRETARY OF VETERANS AFFAIRS; and ALL UNKNOWN TENANTS/OWNERS N/K/A MARISOL LUCIA; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 10th day of June, 2025 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:</p><p>Property Address: 232 Elgin Boulevard, Davenport, FL 33897</p><p>Property Description: Lot 11, Pines West - Phase 1, according to the map or plat thereof, as recorded in Plat Book 114,</p></div><div>25-00675K</div></div>	<div><div>FIRST INSERTION</div><div><p>provisions in the Declaration and any amendments thereto</p><p>Interest 1.923% , Use Period No./Unit No. 52/0414</p><p><b>Count III Defendants</b></p><p>JOYCE MARIE NELSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOYCE MARIE NELSON ROBERT HENRY NELSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT HENRY NELSON</p><p>An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto</p><p>Interest 1.923% , Use Period No./Unit No. 48/0029</p><p>The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2024-CA-001659-0000-00</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.</p><p>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.</p><p>DATED this April 29, 2025</p><p>JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com May 9, 16, 2025</p></div><div>25-00665K</div></div>



--- SALES ---

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. 2024CA002300000000**  
**NEW AMERICAN FUNDING LLC**  
**F/K/A BROKER SOLUTIONS INC.**  
**DBA NEW AMERICAN FUNDING,**  
**Plaintiff, vs.**  
**YANNI JUAREZ, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 2024CA002300000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is Plaintiff and Yanni Juarez, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 27th day of May, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 14, BLOCK 135, POINCIANA NEIGHBORHOOD 3

VILLAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 19, 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, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: [MRService@mccalla.com](mailto:MRService@mccalla.com)  
Fla. Bar No.: 146803  
24-10000FL  
May 9, 16, 2025

25-00663K

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF  
THE TENTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR  
POLK COUNTY  
CIVIL DIVISION  
**Case No. 2018 CA 004630**  
**Division 15**  
**R P FUNDING, INC.**  
**Plaintiff, vs.**  
**BRUCE Q. DOUGLAS SR, TIFFANY L. DOUGLAS, ELOISE COVE COMMUNITY ASSOCIATION, INC., STATE OF FLORIDA, DEPARTMENT OF REVENUE, SAMANTHA P. EBERTS, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 19, 2019, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 16, ELOISE COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 1920 ELOISE COVE DRIVE, WINTER HAVEN, FL 33884; including the building, appurtenances, and fixtures located there-

in, at public sale at 10:00 A.M., on-line at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) on June 10, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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

Dated: April 30, 2025  
/s/ Jennifer M. Scott  
Jennifer M. Scott  
Attorney for Plaintiff  
Invoice to:  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
[ForeclosureService@kasslaw.com](mailto:ForeclosureService@kasslaw.com)  
328728/1808262/wll  
May 9, 16, 2025

25-00664K

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
TENTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR  
POLK COUNTY, FLORIDA  
**CASE NO: 23-CC-7173**  
**KENSINGTON VIEW**  
**HOMEOWNERS ASSOCIATION,**  
**INC., a Florida not-for-profit corporation,**  
**Plaintiff, vs.**  
**RESHAY BROOKS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT And ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Polk County, Florida, I will sell all the property situated in Polk County, Florida described as:

Lot 31, KENSINGTON VIEW, according to the plat thereof, recorded in Plat Book 166, Page 50, of the Public Records of Polk County, Florida. With the following street address: 381 Kensington View Drive, Winter Haven, Florida, 33880.

at public sale, to the highest and best bidder, for cash, at [realforeclose.com](http://www.polk.</a></p></div><div><p><a href=), at 10:00 A.M. on May 20, 2025.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk 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.

Dated this 2nd day of May, 2024.  
STACY M. BUTTERFIELD, CPA  
CLERK OF THE CIRCUIT COURT  
s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
([Steve@associationlawfl.com](mailto:Steve@associationlawfl.com))  
Bar Number 56592  
Attorney for Plaintiff  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
May 9, 16, 2025

25-00674K

HOW TO  
PUBLISH YOUR  
LEGAL  
NOTICE  
IN THE  
BUSINESS  
OBSERVER

CALL  
941-906-9386  
and select the appropriate County  
name from the menu option  
OR  
e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business  
Observer

W10250



## Q What is a public notice?

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

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

## Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

## Q Are there different types of legal notices?

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

## Q Who benefits from legal notices?

A 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.

## Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



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PUBLIC SALES / ACTIONS

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FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 2024CA003560000000

FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, VS.

JOYEL L. PEARSON;RICHARD PEARSON;UNKNOWN HEIRS BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF JOHN D. MEYER, DECEASED; et al., Defendant(s).

TO: Unknown Heirs Beneficiaries, Devisees, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By Through Under Or Against The Estate Of John D. Meyer, Deceased

Last Known Residence: Unknown

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

THE WEST 132.50 FEET OF THE EAST 378.39 FEET OF THE NORTH 112 FEET OF THE SOUTH 1089.74 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 25 FEET FOR ROAD.

TOGETHER WITH A 2001 PALM HARBOR MOBILE

HOME, VIN # PH0912919AFL AND VIN# PH0912919BFL, AND TITLE # 83909394 AND #83909496

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before June 9 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 5-2-25.

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

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484  
1599-806B  
Ref# 11263  
May 9, 16, 2025

25-00689K

FIRST INSERTION

NOTICE OF ACTION

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

Case No.: 53-2024-CA-003360

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, v.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF AMPARO FORERO, DECEASED; CAROLINA RAMIREZ; MICHAEL CEDENO; BRIARGROVE HOMEOWNERS ASSOCIATION, INC.; EQUITY SOLAR; SUNNOVA SLA MANAGEMENT LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant.

To the following Defendant(s): THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF AMPARO FORERO, DECEASED (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 66, OF BRIARGROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, AT PAGES 17 AND 18, OF THE PUBLIC

RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 435 Timberpark Drive, Davenport, FL 33837

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 1475 Centrepark Blvd., Suite #275, West Palm Beach, FL 33401 on or before 5-27-25, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 21 day of April, 2025.

Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By Ashley Saunders  
As Deputy Clerk

Kelley Kronenberg,  
Attorney for Plaintiff,  
1475 Centrepark Blvd., Suite #275,  
West Palm Beach, FL 33401  
May 9, 16, 2025

25-00673K

FIRST INSERTION

NOTICE OF ACTION

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

Case No.: 2025CA000347000000

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v.

AUGUSTUS LABELLA LITTLE; UNKNOWN SPOUSE OF AUGUSTUS LABELLA LITTLE; SUZANNE F. LITTLE; UNKNOWN SPOUSE OF SUZANNE F. LITTLE; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC.; et. al., Defendant.

To the following Defendant(s): AUGUSTUS LABELLA LITTLE 1454 PARK PLACE, HAINES CITY FL 33844 UNKNOWN SPOUSE OF AUGUSTUS LABELLA LITTLE 1454 PARK PLACE, HAINES CITY FL 33844 SUZANNE F. LITTLE 3741 HORSESHOE FARM ST, RALEIGH NC 98926 UNKNOWN SPOUSE OF SUZANNE F. LITTLE 3741 HORSESHOE FARM ST, RALEIGH NC 98926

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 24, SOUTHERN DUNES ESTATES ADDITION, a subdivision according to the plat thereof recorded in Plat Book 110, Page 47 and 48, of the Public Records of Polk County, Florida.

a/k/a 1454 PARK PL, HAINES CITY, FL 33844

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before May 22 25, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 15 day of April, 2025.

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

Kelley Kronenberg,  
Attorney for Plaintiff,  
10360 West State Road 84,  
Fort Lauderdale, FL 33324  
May 9, 16, 2025

25-00666K

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ONSITE MAINTENANCE SERVICES

Notice is hereby given that the Solterra Resort Community Development District ("District") will receive proposals from vendors interested in providing ongoing maintenance/repair services related to the District's amenity facilities ("Project"), as more particularly described in the Project Manual and in accordance with applicable permits, codes, ordinances, and District policy.

The Project Manual, consisting of the proposal package, proposal form, and other materials, will be available and may be obtained beginning May 6, 2025, at 9:00 a.m. (EST) by e-mailing the District Manager, Barry Jeskewich, at bjeskewich@vestapropertyservices.com, with the subject line "RFP for Solterra Resort CDD Onsite Maintenance Services."

The District intends to select the proposal that is in the best interests of the District.. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any Proposal, as it deems**

**appropriate, if it determines in its discretion that it is in the District's best interests to do so.** Any protest of the Project Manual, including the terms and specifications, must be filed with the District within 72 hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law.

Firms desiring to provide construction services for the referenced Project must submit one (1) original copy and one (1) electronic copy via USB of the required proposal no later than 12:00 p.m. (EST) on May 28, 2025, at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837. The District's Manager, or his designee, will conduct a special public meeting at that place and time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance

SUBSEQUENT INSERTIONS

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ESTATE / ACTIONS

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SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP0005040000XX

Division Sec 14

IN RE: ESTATE OF FRANKLIN GLENN CONNER Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Franklin Glenn Conner, deceased, File Number 2025CP0005040000XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was July 8, 2024; that the total value of the estate is protected homestead and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
John Conner III  
6414 Magnolia Lane  
Lakeland, FL 33810-6219  
Sandra Daniell  
845 Symphony Isles Boulevard  
Apollo Beach, Florida 33572  
Phyllis Tanner  
4010 Liz Vista Lane

Knoxville, Tennessee 37931

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice:  
John Conner III  
6414 Magnolia Lane  
Lakeland, Florida 33810-6219  
Attorney for Person Giving Notice  
Sharon Brown, Attorney  
Florida Bar Number: 49646  
Harold H Weisman, P.A.  
14416 South Military Trail  
Delray Beach, Florida 33484  
Telephone: (561) 498-0017  
Fax: (561) 498-1148  
E-Mail: aa@hweismanlaw.com  
May 2, 9, 2025

25-00640K

SECOND INSERTION

NOTICE TO CREDITORS

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

File No. 2025CP001184A000BA

IN RE: ESTATE OF JENIEVA LEE SOWARDS, Deceased.

The administration of the estate of JENIEVA LEE SOWARDS, Deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

JANA MARTINEZ,  
Personal Representative  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email: Jennifer@srblawyers.com  
May 2, 9, 2025

25-00633K

FIRST INSERTION

with the provisions of Florida law including but not limited to Chapter 190, Florida Statutes. A copy of the agenda for the meeting may be obtained from the District Manager, Barry Jeskewich, at bjeskewich@vestapropertyservices.com. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least five (5) calendar days before the meeting by contacting Vesta District Services, the District Manager, at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. Hard copies of the proposals may be either mailed or hand-delivered. Proposals received after the time and date stipulated above will not be considered. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. The District reserves the right to return

unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of sixty (60) days after the proposal opening. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

In order to submit a bid, each bidder must: (1) be authorized to do business in Florida, and hold all required state federal, and local licenses, including those with Polk County, in good standing; (2) have at least five (5) years' experience with projects of similar size and scope; and (3) comply with Florida's E-Verify requirements.

All questions regarding the Project Manual or this project shall be directed in writing via mail or e-mail to the District Manager, Barry Jeskewich, at bjeskewich@vestapropertyservices.com. No phone inquiries please.

Solterra Resort Community Development District  
Barry Jeskewich, District Manager  
bjeskewich@vestapropertyservices.com  
May 9, 2025

25-00693K

FOURTH INSERTION

Amended NOTICE OF ACTION FOR PUBLICATION

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

CASE NO.:

2024-CC-004270000000

BRISBIN CAPTIAL LLC, Plaintiff, And

BIZARRE MOTORSPORTS, and ANTHONY STENSON, individually, Defendant,

TO: ANTHONY STENSON

d/b/a Bizarre Motorsports

221 6th Street SW

Winter Haven, FL 33880

Last Known Address: 336 E. College Avenue, Suite 301, Tallahassee, FL 32301

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

If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including

orders, are available at the clerk of the Circuit Court's office. You may review these documents upon request.

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

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

DATED: 4-9-25

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

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

25-00561K

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-000933

IN RE: ESTATE OF ARACELI ARZATE, Deceased.

The administration of the estate of ARACELI ARZATE, deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

RODERICK HAMPTON, JR.  
Personal Representative  
112 Ridge Avenue  
Winter Haven, FL 33880  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email: jrvera@hnh-law.com  
May 2, 9, 2025

25-00639K

SAVE TIME

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Business Observer



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ESTATE / SALES ---

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SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2022CA00262000000 LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,, RAMONA TORRES; VINCENT IVAN TORRES; NOEL TORRES; MIGDALIA TORRES; MILDRED TORRES; SANDRA PEREZ; ASSOCIATION OF POINCIANA VILLAGES, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).**

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

GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on June 10, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 728, POINCIANA NEIGHBORHOOD 5 NORTH VILLAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 27 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 24th day of April, 2025.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue, Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: John J. Cullaro,  
FL Bar No. 66699  
2025.04.24  
15:15:22-04'00'  
FBN: 66699  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1184-1557B  
May 2, 9, 2025 25-00635K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-000434**  
**IN RE: ESTATE OF HELEN TORRENCE ALEXANDER, Deceased.**

The administration of the estate of HELEN TORRENCE ALEXANDER, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-1, Bartow, FL 33831. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

A Personal Representative or cura-

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

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

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

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

**Robert D. Hines, Curator**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Robert D. Hines, Esq.  
Attorney for Curator  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrivera@hnh-law.com  
May 2, 9, 2025 25-00648K

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 532024CA003244000000 GREENWOOD VOR INC. Plaintiff, vs. LIVING INTERIOR PLANT SERVICE INC. Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Amended (as to Defendant's 20% share of sale proceeds deposited in the Court Registry) Default Final Judgment for Partition dated April 10, 2025 and entered in Case Number 53-2024-CA-003244-000000 of the County Court of the Tenth Judicial Circuit in and for Polk County, wherein Greenwood VOR Inc. is the Plaintiff and Living Interior Plant Service Inc. is the Defendant, Stacy M. Butterfield as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on May 15, 2025 at 10:00 AM, the following described property as set forth in said Amended (as to Defendant's 20% share of sale proceeds deposited in the Court Registry) Default Final Judgment for Partition, to wit:

Lot 156, Haines Ridge Phase 1 as recorded in Plat Book 150, Pages 7 through 11, inclusive, of the Public Records of Polk County, Florida together with Affidavit

of Surveyor recorded in Official Records Book 7792, Pages 661, of the Public Records of Polk County, Florida.

More commonly known as: 330 Gladesdale St., Haines City, FL 33844 ("Property").

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.

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

Dated 4/28/2025  
April 28, 2025  
IVANOV & WOLF, PLLC  
Attorney for Plaintiff  
3310 W. Cypress St,  
Suite 206  
Tampa, FL 33607  
Telephone: 813-870-6396  
Matt@IWFFirm.com  
By: /s/ Matthew D. Wolf  
MATTHEW D. WOLF, FBN: 92611  
May 2, 9, 2025 25-00645K

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 53-2025CP-001258-A000-BA Division 14**  
**IN RE: ESTATE OF JEFFREY WOFFORD STIDHAM Deceased.**

The administration of the estate of Jeffrey Wofford Stidham, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

**Personal Representative:**  
**Susan Murphy Stidham**  
7941 Echo Springs Road  
Jacksonville, Florida 32256

Attorney for Personal Representative:  
L. Caleb Wilson, Attorney  
Florida Bar Number: 73626  
Craig A. Mundy, P.A.  
4927 Southfork Drive  
Lakeland, Florida 33813  
Telephone: (863) 647-3778  
Fax: (863) 647-4580  
E-Mail: caleb@mundylaw.com  
May 2, 9, 2025 25-00658K

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY  
CIVIL DIVISION  
**Case No. 2019CA000236000000 Division 04**

**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs.**

**UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH ANN BROWN A/K/A ELIZABETH A. BROWN A/K/A ELIZABETH BROWN, UNKNOWN HEIRS, BENEFICIARIES AND DEVISEES OF THE ESTATE OF ELIZABETH ANN BROWN A/K/A ELIZABETH A. BROWN A/K/A ELIZABETH BROWN, DANA MARIE BROWN, UNKNOWN PARTY IN POSSESSION 1 N/K/A CRYSTAL PLATT, UNKNOWN PARTY IN POSSESSION 2 N/K/A KNOWLES PLATT, UNKNOWN PARTY IN POSSESSION 3 N/K/A RICKY JETER, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 15, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

ALL OF LOT 3 AND THE SOUTH 20 FEET OF LOT 2 IN BLOCK B OF ORANGE TERRACE, ACCORDING IN THE

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

and commonly known as: 622 PINK APARTMENT RD, DAVENPORT, FL 33837; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on May 20, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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

Dated : April 28, 2025  
By: /s/ Laura E. Noyes  
Laura E. Noyes  
Attorney for Plaintiff  
Invoice to:  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
2019CA000236000000  
328202/2425394/wll  
May 2, 9, 2025 25-00646K

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2024CA-003146-0000-00**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. PHILIP HROMANIK, ET AL., Defendant(s),**

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

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

RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 620 Bridgeford Crossing Blvd, Davenport, FL 33837

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: 2390.000289  
May 2, 9, 2025 25-00638K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025CP001298A000BA**  
**IN RE: ESTATE OF EARL DENNIS GOETZ Deceased.**

The administration of the estate of Earl Dennis Goetz, deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the copersonal representatives and the copersonal representatives' attorney are set forth below.

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

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

Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

**Co-Personal Representatives:**  
**Gregory E. Goetz**  
4072 Salem Farm Road  
Oxford, North Carolina 27565

**Troy D. Goetz**  
9717 Windward Lane  
Woodbury, Minnesota 55125

Attorney for  
Co-Personal Representatives:  
Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mtturner@straughtnturner.com  
Secondary E-Mail:  
ahall@straughtnturner.com  
May 2, 9, 2025 25-00662K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-3432**  
**IN RE: ESTATE OF ROSA SANCHEZ, Deceased.**

The administration of the estate of ROSA SANCHEZ, deceased, whose date of death was September 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

**Personal Representative:**  
**RYAN CAPPY, ESQUIRE**  
400 N. Ashley Drive, Suite 2100  
Tampa, Florida 33602

Attorney for Personal Representative:  
DANIELLE WHITE, ESQUIRE,  
Attorney  
Florida Bar Number: 1035906  
Veliz Katz Law  
630 North Wymore Road,  
Suite 330  
Maitland, FL 32751  
Telephone: (407) 849-7072  
Fax: (407) 849-7075  
E-Mail: velizkatz@velizkatzlaw.com  
Secondary E-Mail:  
jearle@velizkatzlaw.com  
May 2, 9, 2025 25-00657K

SECOND INSERTION

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

The administration of the estate of Lucille Flippen, deceased, whose date of death was December 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 3425 Lake Alfred Rd., Winter Haven, FL 33881. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Margret Grant**  
3332 Hawks Ridge Dr.,  
Lakeland, FL 33810

Attorney for Personal Representative:  
FAMILY FIRST FIRM  
/s/ Joseph K. Fabbri  
Ryan Saboff, Esquire  
Florida Bar Number: 1010852  
Rebekah L. Davis, Esquire  
Florida Bar Number: 1059147  
Joseph K. Fabbri, Esquire  
Florida Bar Number: 1022503  
1030 W. Canton Ave., Suite 102  
Winter Park, FL 32789  
Telephone: (407) 574-8125  
Fax: (407) 476-1101  
E-Mail: ryan.saboff@fff.law  
E-Mail:  
rebekah.davis@familyfirstfirm.com  
E-Mail: joe.fabbri@familyfirstfirm.com  
Secondary E-Mail:  
probate@familyfirstfirm.com  
May 2, 9, 2025 25-00631K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

01084



--- ESTATE / ACTIONS ---

SECOND INSERTION

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

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

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

SECOND INSERTION

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

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

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. **2025CP001226A000BA**  
IN RE: THE ESTATE OF  
**LESLIE LEONE SEYMOUR, Deceased.**  
The administration of the Estate of Leslie Leone Seymour, deceased, whose date of death was May 12, 2024, File Number 2025CP001226A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Polk County, Probate Division, 255 N. Broadway Ave, Bartow, FL 33830. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS

--- PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
The following personal property of DONALD SHARP, if deceased any unknown heirs or assigns, will, on May 14, 2025, at 10:00 a.m., at 241 Bird Avenue, Lot #241, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
1969 CNCR MOBILE HOME,  
VIN: 0459 TITLE NO.: 0003565977  
and all other personal property located therein  
PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#31021-1593)  
May 2, 9, 2025 25-00642K

SECOND INSERTION

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

--- ACTIONS ---

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. **2023CA006871000000**  
**TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY, Plaintiff, vs.**  
**KAREEM GIVENS, et al., Defendant.**  
TO: UNKNOWN SPOUSE OF JEFFERY DARRIUS GIVENS  
922 Krenson Woods Road  
Lakeland, FL 33813  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:  
LOT 51, KRENSON WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 6-3-25 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and seal of said Court on the 25 day of April, 2025.  
STACY BUTTERFIELD, CPA  
CLERK OF COURT OF POLK COUNTY  
As Clerk of the Court (SEAL) BY: Ashley Saunders  
Deputy Clerk  
MCCALLA RAYMER  
LEIBERT PIERCE, LLP  
225 East Robinson Street, Suite 155, Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: Kimberlee.Masters@mccalla.com  
23-06986FL  
May 2, 9, 2025 25-00652K

THIRD INSERTION

**NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY,  
CIVIL DIVISION  
CASE NO.: **2025CA000112**  
**FLINT E FARLEY, Plaintiff, vs.**  
**ESTATE OF GEORGE THOMAS BURRIS AND UNKNOWN HEIRS OF GEORGE THOMAS BURRIS, Defendants.**  
TO: ESTATE OF GEORGE THOMAS BURRIS;  
3932 Welcome Arcadia Rd., Lexington, NC 27295-6427  
UNKNOWN HEIRS OF GEORGE THOMAS BURRIS;  
3932 Welcome Arcadia Rd., Lexington, NC 27295-6427  
YOU ARE NOTIFIED that an action to quiet title to the following property in Polk County, Florida:  
The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 30 South, Range 29 East, Polk County, Florida.  
Parcel ID: 01-30-29-000000-044120  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose

address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 4-23, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED on 3-17, 2025.  
Stacy M. Butterfield, CPA  
CLERK OF THE CIRCUIT COURT (SEAL) By: Antonio Sparrow  
DEPUTY CLERK  
SOKOLOF REMTULLA, LLP  
6801 Lake Worth Road, Suite 100E  
Greenacres, FL 33467  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
April 25; May 2, 9, 16, 2025  
25-00597K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
**53-2025-CP-000305-0000-XX**  
IN RE: ESTATE OF  
**CHARLOTTE CANAVAN, Deceased.**  
The administration of the estate of CHARLOTTE CANAVAN, deceased, whose date of death was December 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Drawer CC-4, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is May 2, 2025.  
**Personal Representative:**  
**WILLIAM T. CANAVAN**  
5712 Christi Court  
The Villages, Florida 32163  
Attorney for Personal Representative: DAVID C. FALL, LL.M.  
Florida Bar Number: 0105891  
238 N. Massachusetts Avenue  
Lakeland, FL 33801  
Telephone: (863) 397-6065  
E-Mail: David@DCFLcgal.com  
May 2, 9, 2025 25-00632K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2025-CP-001302 A000BA**  
Division Probate  
IN RE: ESTATE OF  
**RUTH B. HANLEY A/K/A RUTH BLUE HANLEY Deceased.**  
The administration of the estate of Ruth B. Hanley a/k/a Ruth Blue Hanley, deceased, whose date of death was June 22, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is May 2, 2025.  
**Personal Representative:**  
**Thomas William Hanley**  
1660 Kingfisher Court  
Kissimmee, Florida 34746  
Attorney for Personal Representative: Michelle Adams Gumula, Attorney  
Florida Bar Number: 110015  
Law Offices of Hoyt & Bryan, LLC  
254 Plaza Dr.  
Oviedo, Florida 32765  
Telephone: (407) 977-8080  
Fax: (407) 977-8078  
E-Mail: michelle@hoytbryan.com  
Secondary E-Mail: patti@hoytbryan.com  
May 2, 9, 2025 25-00630K

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Business Observer

COVER 18

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

COVER 18



SECOND INSERTION		SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF SALE UNDER F.S. CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION</p> <p><b>Case No.: 2023-CA-006307</b></p> <p><b>A-1 CAPITAL, LLC, a Florida limited liability company, as Trustee of the 1102 11th ST. W. LAND TRUST, Plaintiff, v. DIANE DAWKINS and DAVID DAWKINS, Defendants.</b></p> <p>NOTICE IS GIVEN that, in accordance with the Order Setting Judicial Sale dated April 22, 2025, in the above-styled cause, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash online at <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a> at 10:00 a.m. on June 6, 2025, the following described property:</p> <p>Lot 12 and the East 18 feet of Lot 13, Block C, Parkland Addition, according to the Plat thereof as recorded in Plat Book 9, Page 6, of the public records of Polk County, Florida.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>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.</p> <p>FRANK CHARLES MIRANDA, P.A. /s/ Melissa N. Champagne Melissa N. Champagne, Esquire F.B.N.: 77395 3226 W. Cypress St. Tampa, FL 33607 Telephone: 813-254-2637 Primary Email: <a href="mailto:melissa@fcmlaw.com">melissa@fcmlaw.com</a> Secondary Email: <a href="mailto:diana@fcmlaw.com">diana@fcmlaw.com</a> Attorney for Plaintiff May 2, 9, 2025 25-00655K</p>		<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2018CA004558000000</b></p> <p><b>U.S. BANK NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2017-1, Plaintiff, v. LARRY LAWHORN, et al, Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 20, 2024 and entered in Case No. 2018CA004558000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LARRY LAWHORN AND SANDRA LAWHORN, are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a> on MAY 27, 2025, 10:00am the following described real property as set forth in said Final Judgment, to wit:</p> <p>THAT PART OF THE EAST ½ OF THE SOUTH 23 ACRES OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID EAST ½ OF THE SOUTH 23 ACRES; RUN THENCE NORTH 89°37'52" EAST, ALONG THE</p> <p>NORTH LINE THEREOF, A DISTANCE OF 637.52 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARRELSON ROAD; THENCE RUN SOUTH 00°20'53" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 123.20 FEET; THENCE RUN SOUTH 84°19'49" WEST A DISTANCE OF 434.68 FEET; THENCE RUN SOUTH 03°55'45" WEST A DISTANCE OF 325.64 FEET; THENCE RUN SOUTH 15°00'00" WEST 125.67 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #582 (KNIGHTS GRIF-FIN ROAD), SAID POINT BEING ON A CURVE HAVING A RADIUS OF 1397.40 FEET; THENCE RUN NORTHWEST-ERLY ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'31", AN ARC DISTANCE OF 33.54 FEET (SAID CURVE HAVING A CHORD OF 33.54 FEET, AND A CHORD BEARING OF NORTH 66°57'09" WEST) TO THE END OF SAID CURVE; THENCE RUN NORTH 66°15'53" WEST 127.16 FEET TO THE WEST LINE OF SAID EAST ½ OF THE SOUTH 23 ACRES; THENCE RUN NORTH 00°24'38" WEST, ALONG SAID EAST LINE, A DISTANCE OF 544.00 FEET TO THE POINT OF BEGINNING.</p> <p>and commonly known as: 4025 KNIGHTS STATION, LAKELAND, FL</p>		<p>33810 (the "Property").</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>IMPORTANT</p> <p>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.</p> <p>GHIDOTTI   BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidottiberger.com May 2, 9, 2025 25-00651K</p>	
SECOND INSERTION		SECOND INSERTION		SECOND INSERTION	
<p><b>AMENDED NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45'</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO: 2020-CA-003110</b></p> <p><b>TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, Plaintiff v. MICHAEL M. OSBORN ; ET AL, Defendant(s),</b></p> <p>NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated April 7, 2025, in the above-styled cause, the Clerk of Circuit Court, Stacy M. Butterfield, shall sell the subject property at public sale on the 22nd day of May, 2025, at 10:00 a.m. to the highest and best bidder for cash, at <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a> on the following described property:</p> <p>THE PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF U.S. HIGHWAY 17 AND THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 8; THENCE SOUTH 00°27'56" WEST, ALONG SAID CENTERLINE OF U.S. HIGHWAY 17, A DISTANCE OF 114.02 FEET TO THE INTERSECTION OF SAID CENTERLINE OF U.S. HIGHWAY 17 AND A LINE 114.00 FEET SOUTHERLY OF AND PAR-</p>		<p>ALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 8; THENCE SOUTH 89°23'25" WEST, ALONG SAID LINE, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17; THENCE CONTINUE SOUTH 89°23'25" WEST, ALONG SAID LINE, 275.05 FEET; THENCE SOUTH 00°27'56" WEST, ALONG A LINE 325.00 FEET WEST OF AND PARALLEL WITH AFORESAID CENTERLINE OF U.S. HIGHWAY 17, A DISTANCE OF 49.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°23'25" WEST, PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST ¼ SECTION 8, A DISTANCE OF 174.07 FEET TO THE BASE FLOOD ELEVATION LINE PER POLK COUNTY ENGINEERING DIVISION FOR LAKE HARTRIDGE (ELEVATION 133.0- DATE 02-09-05); THENCE SOUTH 00°05'51" EAST, ALONG SAID BASED FLOOD ELEVATION LINE, 186.17 FEET TO THE NORTH LINE OF THE PLAT OF HARTRIDGE HARBOR, AS RECORDED IN PLAT BOOK 70, PAGE 13, PUBLIC RECORDS OF POK COUNTY, FLORIDA; THENCE NORTH 89°21'56 EAST, ALONG SAID NORTH LINE OF HARTRIDGE HARBOR 172.24 FEET TO A POINT ON AFORESAID LINE 325.00</p>		<p>FEET WEST OF AND PARALLEL WITH SAID CENTERLINE OF U.S. HIGHWAY 17, THENCE NORTH 00°27'56" EAST ALONG SAID LINE 186.12 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS OF RECORD.</p> <p>Property Address: 3723 Osborn Harbor Lane, Winter Haven, FL 33881.</p> <p>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.</p> <p>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.</p> <p>Dated: April 29, 2025.</p> <p>BITMAN O'BRIEN, PLLC /s/ Meghan Keane, Esquire Meghan Keane, Esquire Florida Bar No.: 103343 mkeane@bitman-law.com kimy@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3116 Attorneys for Plaintiff 'Amended to correct county information. May 2, 9, 2025 25-00654K</p>	
SECOND INSERTION		SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2024-CA-003165</b></p> <p><b>PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. QUENTIN VERSHON LATIMER, et al., Defendants.</b></p> <p>NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 16, 2025, at 10:00 a.m. ET, via the online auction site at <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a> in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:</p> <p>Lot 59, HUNTERS CROSSING PHASE THREE, a subdivision according to the plat thereof recorded in Plat Book 180, Pages 32 through 34, of the Public Records of Polk County, Florida.</p> <p>Property Address: 7202 Victoria Road, Lakeland, FL 33809</p> <p>pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.</p> <p>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.</p> <p>If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.</p> <p>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.</p> <p>SUBMITTED on this 30th day of April, 2025.</p> <p>TIFFANY &amp; BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff May 2, 9, 2025 25-00661K</p>		<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2023CA006016000000</b></p> <p><b>GROUND FLOOR PROPERTIES GA LLC, Plaintiff, VS. KABASU JOSEPH KALONJI; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT #1 N/K/A TY STEWART; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 15, 2024 in Civil Case No. 2023CA006016000000, of the Circuit Court of the Judicial Circuit in</p>		<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1305</b></p> <p><b>Division Probate IN RE: ESTATE OF SALLY M SNYDER A/K/A SALLY MARIE SNYDER Deceased.</b></p> <p>The administration of the Estate of Sally M Snyder a/k/a Sally Marie Snyder, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</p>	
SECOND INSERTION		SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2023CA00571400000</b></p> <p><b>FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2, Plaintiff, vs. VINCENT AKHIMIE, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2025, and entered in 2023CA005714000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2 is the Plaintiff and VINCENT AKHIMIE; BOBBIE HINDE AKHIMIE; UNKNOWN TENANT(S) IN POSSESSION 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 <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a>, at 10:00 AM, on May 20, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 61, LAKE POINT SOUTH, ACCEDING TO THE PLAT THEREOF, RECORDED IN PLAT BOO 68, PAGES 1 AND 2, OF THE PUBLIC RECORDS</p>		<p>OF POLK COUNTY, FLORIDA. Property Address: 1212 CAN-DLEWOOD DR, LAKELAND, FL 33813</p> <p>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.</p> <p>IMPORTANT</p> <p>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.</p> <p>Dated this 29 day of April, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> By: /S/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> 24-230646 - MaM May 2, 9, 2025 25-00656K</p>		<p>AND AT RIGHT ANGLE TO THE SOUTH BOUNDARY OF SAID SW1/4 OF SE1/4 A DISTANCE OF 290.4 FEET, THENCE EAST AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SW1/4 OF SE1/4 A DISTANCE OF 150 FEET, THENCE SOUTH 290.4 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY ON SOUTH SIDE.</p> <p>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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>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.</p> <p>Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 24-331231 FCO1 RFT May 2, 9, 2025 25-00637K</p>	

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



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**Publishing notices on the internet is neither cheap nor free**



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



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### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



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Orders to Appear in Court

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