
ESTATE / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 2024CA002644000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WANDA I. RODRIGUEZ RODRIGUEZ; KEYBANK NATIONAL ASSOCIATION; LAKES AT LUCERNE PARK HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 12 day of June, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 56, AS SHOWN ON THE PLAT ENTITLED "LAKES AT LUCERNE PARK, PHASE 6", AND RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN PLAT BOOK 176, PAGES 32-34. PROPERTY ADDRESS: 1481 HAINES DRIVE, WINTER HAVEN, FL 33881

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU

FIRST INSERTION

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway 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 06 day of May 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01896
May 16, 23, 2025 25-00697K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 2024CA-002575-0000-00 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ADONY J. ROMAN; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 10 day of June, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 2, OF LAKE BONNY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 2153 MONTICELLO AVE, LAKE-LAND, FL 33801

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE

FIRST INSERTION

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway 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 08 day of May 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01983
May 16, 23, 2025 25-00714K

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.

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 this 12th day of May 2025.

By: /s/ Karen J. Wonsetler
Karen J. Wonsetler, Esq.
Florida Bar No. 140929
WONSETLER & WEBNER, P.A.
717 North Magnolia Avenue
Orlando, FL 32803
Primary E-Mail for service: Pleadings@kwpalaw.com
Secondary E-Mail: office@kwpalaw.com
(P) 407-770-0846 (F) 407-770-0843
Attorney for Plaintiff
May 16, 23, 2025 25-00722K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
PROBATE FILE NO. 53-2025-CP-000484-0000-XX IN RE: Estate of STEPHEN GEORGE MILLS, Deceased.

The administration of the estate of Stephen George Mills, deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

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

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 16, 2025.

Personal Representative:
/s/ Fuata Mills
Fuata Mills
144 Zermatt Drive
Winter Haven, Florida 33881
Attorney for Personal Representative:
/s/Amy L Phillips
AMY L. PHILLIPS
Attorney for Petitioner
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
May 16, 23, 2025 25-00704K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 532024CP0043180000XX IN RE: ESTATE OF NYDIAM RIVERA, Deceased.

The administration of the estate of NYDIAM RIVERA, Deceased, whose date of death was April 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The 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.

FIRST INSERTION

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 16, 2025.

ANGEL LOPEZ DE VICTORIA, 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 16, 23, 2025 25-00711K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 001522 A000 BA IN RE: ESTATE OF PETER JOHN EMMETT Deceased.

The administration of the estate of Peter John Emmett, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 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,

FIRST INSERTION

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 16, 2025.

Personal Representative:
Jesica Breece
133 Thornbush Pkwy.
Davenport, Florida 33837
Attorney for Personal Representative:
David Pilcher, Attorney
Florida Bar Number: 0001562
Bogin, Munns & Munns, P.A.
P.O. Box 2807
Orlando, Florida 32802
Telephone: (407) 578-1334
Fax: (407) 578-2181
E-Mail: dpilcher@boginmunns.com
Sec. E-Mail: bmmsservice@boginmunns.com
Addl. E-Mail: kpilcher@boginmunns.com
C251232 (Notice to Creditors)
May 16, 23, 2025 25-00709K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023CA004599000000 NATIONS DIRECT MORTGAGE, LLC, Plaintiff, vs. DANIEL PAUL; THE ESTATES OF LAKE ST. CHARLES HOMEOWNERS' ASSOCIATION, 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. 2023CA004599000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, NATIONS DIRECT MORTGAGE, LLC is the Plaintiff, and DANIEL PAUL; THE ESTATES OF LAKE ST. CHARLES HOMEOWNERS' ASSOCIATION, 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.

FIRST INSERTION

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 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.

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

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

Dated this 9th day of May, 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
John J. Cullaro,
FL Bar No. 66699
2025.05.09 10:02:23-04'00'
By: FBN: 66699
Primary E-Mail: ServiceMail@aldridgepite.com
1100-811B
May 16, 23, 2025 25-00699K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA002441000000 SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. MAURICE WILLIAMS; UNKNOWN SPOUSE OF MAURICE WILLIAMS; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, 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 30, 2025 in Civil Case No. 2024CA002441000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, SELECT PORTFOLIO SERVICING, INC. is the Plaintiff, and MAURICE WILLIAMS; UNKNOWN SPOUSE OF MAURICE WILLIAMS; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, 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.

FIRST INSERTION

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 13, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 145, KOKOMO BAY PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122, PAGE(S) 3 AND 4 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 9th day of May, 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: Zachary Ullman
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com
1091-2821B
May 16, 23, 2025 25-00715K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-003119 WINTER RIDGE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. PRISCILLA A. GILBERT, et al., Defendant. Notice is given that pursuant to the Final Judgment of Foreclosure dated May 1, 2025, in Case No.: 2024-CA-003119 of the Circuit Court in and for Polk County, Florida, wherein WINTER RIDGE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and PRISCILLA A. GILBERT, et al., is the Defendant. 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 June 30, 2025, the following described property set forth in the Final Judgment of Foreclosure:

Condominium Parcel No. 169 of WINTER RIDGE CONDOMINIUM, (according to the Declaration of Condominium there-

FIRST INSERTION

of, recorded in Official Records Book 3047, at Page 2235, of the Public Records of Polk County, Florida and any Amendment(s) thereto.

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: May 8, 2025

By: /s/Carlos Arias
Carlos Arias, Esquire
Florida Bar No.: 820911
ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
May 16, 23, 2025 25-00698K

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

18327-929

ESTATE / ACTIONS / SALES ---

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 2020CA001102000000</p> <p>J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, v. NESTOR F. VALLEJO-MORENO; SANDRA I. VELEZ; UNKNOWN SPOUSE OF NESTOR F. VALLEJO-MORENO; UNKNOWN SPOUSE OF SANDRA I. VELEZ; PARTNERS FEDERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order dated May 7, 2025 entered in Civil Case No. 2020CA001102000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff and NESTOR F. VALLEJO-MORENO; SANDRA I. VELEZ; PARTNERS FEDERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSOCIATION, INC. 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 June 11, 2025 the following described property as set forth in said Final Judgment, to-wit:.</p> <p>LOT 7 PATTERSON HEIGHTS ACCORDING TO THE MAP</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 2024CA004879</p> <p>CERBERUS INVESTMENT LLC, Plaintiff, v. HUBERT CONNER and BETTY CONNER, Defendants.</p> <p>TO: BETTY CONNER 380 W. DAVIS AVE LAKE ALFRED, FL 33850 HUBERT CONNER 380 W. DAVIS AVE LAKE ALFRED, FL 33850</p> <p>YOU ARE NOTIFIED that an action to quiet title on the following property in Polk County, Florida:</p> <p>THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT: LOT 91, SECOND REPLAT OF ECHO TERRACE, AN ADDITION TO LAKE ALFRED, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street,</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 2024CA003330000000</p> <p>FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2, Plaintiff, vs. MARY F. ALEXANDER, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 17, 2025, and entered in 2024CA0033300000000 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 LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 is the Plaintiff and MOSES ALEXANDER; MARY F. ALEXANDER; POLK COUNTY, FLORIDA; GOODLEAP, LLC F/K/A LOANPAL, LLC 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 June 02, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 11, BLOCK D, VALENCIA HILLS SUBDIVISION, HAINES CITY, FLORIDA, ACCORDING TO THE PLAT</p>

OR PLAT THEREOF AS RECORDED IN PLAT BOOK 135 PAGE 13 AND 14 PUBLIC RECORDS OF POLK COUNTY FLORIDA.

Property Address: 3471 Patterson Heights Drive, Haines City, FL 33844

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: fltrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
EBN: 1039538
File No: CRF20004-JMV
May 16, 23, 2025

25-00721K

FIRST INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 2024CA003059000000</p> <p>THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS2, Plaintiff, vs. CHRISTOPHER GIBBS AND JANET GIBBS, et. al. Defendant(s),</p> <p>TO: CHRISTOPHER GIBBS, JANET GIBBS,</p> <p>whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 91, OF LEGACY PARK - PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT ROOK 125, AT PAGE 3 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 2025-CA-000779</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JEFFREY C. DOLBIER A/K/A JEFFREY C. DOLBIER, JR., et al., Defendants.</p> <p>TO: Jeffrey C. Dolbier a/k/a Jeffrey C. Dolbier, Jr. 2664 Canal Road Lake Wales FL 33898 Unknown Spouse of Jeffrey C. Dolbier a/k/a Jeffrey C. Dolbier, Jr. 2664 Canal Road Lake Wales FL 33898 Unknown Party in Possession 1 2664 Canal Road Lake Wales FL 33898 Unknown Party in Possession 2 2664 Canal Road Lake Wales FL 33898</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:</p> <p>The East 494 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 28 South, Range 28 East, Less and Except the South 944.25 feet of the West 329.33 feet of the East 494 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 28 South, Range 28 East, Polk County, Florida, Together with an easement for ingress and egress over the South 150 feet of the East 494 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 28 South, Range 28 East, Polk County, Florida.</p> <p>Together with a mobile home with</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 2024-CA-002179</p> <p>PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. JOEL M. PEREZ, et al., Defendants.</p> <p>NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 20, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:</p> <p>Lot 20, HAMPTON ESTATES PHASE 2, VILLAGE 6, according to the map or plat thereof, as recorded in Plat Book 122, Pages 29 and 30, of the Public Records of Polk County, Florida.</p> <p>Property Address: 189 Emeraldview Avenue, Davenport, FL 33897</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</p>

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 6-5-25 /(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 29 day of April, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-214865
May 16, 23, 2025

25-00701K

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>File No. 53-2025-CP-001542-A000-BA</p> <p>PROBATE DIVISION</p> <p>IN RE: ESTATE OF JOSEPH VINCENT MCDONOUGH, JR., Deceased.</p> <p>The administration of the Estate of Joseph Vincent McDonough, Jr., deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 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>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</p>

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 16, 2025.

Personal Representative:
Linda McDonough
5564 Summerland Hills Circle
Lakeland, Florida 33812
Attorney for Personal Representative: Carol J. Wallace
Attorney for Personal Representative Elder Law Firm of Clements & Wallace PL
310 East Main Street
Lakeland, FL 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
2nd E-Mail: abaustert@mclements.com
May 16, 23, 2025

25-00729K

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO.: 2025-CA-000235</p> <p>LOAN FUNDER LLC, SERIES 50974, Plaintiff, vs. ARG ELITE GLOBAL INVESTMENTS ENTERPRISE INC., an Ohio Corporation, registered as a foreign Corporation in the State of Florida; ZAKI OLA YEMI; UNKNOWN TENANT NO. 1; and UNKNOWN TENANT NO. 2, Defendants.</p> <p>TO: ARG ELITE GLOBAL INVESTMENTS ENTERPRISE INC., an Ohio Corporation, registered as a foreign Corporation in the State of Florida Last Known Address: 644 Caribou Court, Kissimmee, FL 34759 and whose residence is unknown TO: ZAKI OLA YEMI Last Known Address: 644 Caribou Court, Kissimmee, FL 34759 and whose residence is unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK COUNTY, Florida:</p> <p>Lot 8, Block 131, Poinciana, Neighborhood 3, Village 3, according to the plat thereof as recorded in Plat Book 52, Page 19, Public Records of Polk County, Florida.</p> <p>Property address is commonly known as: 644 Caribou Court, Poinciana, FL 34759 Parcel Identification Number: 28-27-24-934010-131080</p>

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, whose address is 12574 Flagler Center Blvd., Suite 101, Jacksonville, FL 32258, on or before June 12, 2025, or within thirty (30) days after the first date of publication in The Business Observer (whichever is later) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and the seal of this Court this 6 day of May, 2025.

CLERK OF THE COURT
Stacy M. Butterfield
(SEAL) By: Asuncion Nieves
As Deputy Clerk

Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, 12574 Flagler Center Blvd., Suite 101, Jacksonville, FL 32258
May 16, 23, 2025

25-00726K

FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 2024-CC-005898</p> <p>LAKE MARION GOLF RESET HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. PATRICK D. JOHNSON, ET AL., DEFENDANTS.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 6, 2025, and entered in Case No. 2024-CC-005898 of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein LAKE MARION GOLF RESORT HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and PATRICK D. JOHNSON and UNKNOWN SPOUSE OF PATRICK D. JOHNSON are Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash: [] www.polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 10TH day of June, 2025 the following described property as set forth in said Final Judgment, to wit:</p> <p>Lot 97 of LAKE MARION GOLF RESORT, according to the Plat thereof as recorded in Plat Book 112, Pages 35-38, of the Public Records of Polk County, Florida. A/K/A: 706 Lake Marion Gold Resort Dr., Kissimmee, FL 34759</p> <p>A PERSON CLAIMING AN IN-</p>

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

I HEREBY CERTIFY a copy of the foregoing was served by first class United States mail or e-mail to Patrick D. Johnson, 706 Lake Marion Gold Resort Dr., Kissimmee, FL 34759 and Unknown Spouse of Patrick D. Johnson, 706 Lake Marion Gold Resort Dr., Kissimmee, FL 34759, on this 13th day of May, 2025.

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

BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email: cfofservicemail@beckerlawyers.com
BY: K. Joy Mattingly
Florida Bar #17391
L32803/426367/26724116
May 16, 23, 2025

25-00731K

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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.

Are internet-only legal notices sufficient?

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.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- ESTATE /ACTIONS / SALES / PUBLIC 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. 2024CA002992000000 VALLEY STRONG CREDIT UNION, Plaintiff, vs. MELODY RICHARDI A/K/A MELODY MURPHY A/K/A MELODY PATE RICHARDI A/K/A MELODY BURKEY, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 14, 2025 in Civil Case No. 2024CA002992000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein VALLEY STRONG CREDIT UNION is Plaintiff and Melody Richardi a/k/a Melody Murphy a/k/a Melody Pate Richardi a/k/a Melody Burkey, 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 in accordance with Chapter 45, Florida Statutes on the 16th day of June, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: The North 1/2 of the West 90.00 feet of Lot 9, and the North 1/2 of Lot 10, less additional right-of-way, Block P of W.F. HALLAM & CO'S LAKELAND HIGHLANDS CLUB ACRE LOTS, according to the plat thereof recorded in Plat Book 1, Page 107, of the Public Records of Polk County, Florida; LESS AND EXCEPT: The West 35.00 feet for road right-of-way. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06479FL May 16, 23, 202525-00733K

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. 2024CA002025000000 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ANITA D. VAZQUEZ, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 29, 2025 in Civil Case No. 2024CA002025000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and Anita D. Vazquez, 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 in accordance with Chapter 45, Florida Statutes on the 13th day of June, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 237, WESTRIDGE PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, AT PAGES 25 AND 26, 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. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08656FL May 16, 23, 202525-00734K

FIRST INSERTION
Notice of Regular Board Meeting of the Highland Meadows II Community Development District The Highland Meadows II Community Development District will hold a regular meeting on Thursday May 29, 2025, at 4:30p.m. at the Shamrock First Baptist Church located at 2661 Marshall Rd., Haines City, FL 33844. The purpose of the meeting is to discuss and adopt the proposed Fiscal Year 2025-2026 operations and maintenance Budget and assessments. A copy of the agenda for the meeting will be available 7 days prior to the meeting on the District's website at https://www.highlandmeadows2cdd.com/ or upon request from Patricia Thibault, the District Manager at Patricia@AnchorstoneMgt.com . The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. It may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via the email above or via phone at 407.698.5350, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager. May 16, 202525-00732K

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PARK VENTURES FL located at 85 ORCHID CT in the City of Kissimmee, Polk County, FL 34759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of May, 2025. James Shoureas May 16, 202525-00730K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA002499000000 AFL HECM LLC, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DORIS LANELL WHITE, DECEASED, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated May 8, 2025, issued in and for Polk County, Florida, in Case No. 2024CA002499000000, wherein AFL HECM LLC is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DORIS LANELL WHITE, DECEASED, ROBERT LEE BOYNE A/K/A ROBERT BOYNE, ALLEN BOYNE, CHRISTOPHER DAVID WHITE A/K/A CHRISTOPHER WHITE, PEGGY JANAN DUNAWAY A/K/A PEGGY DUNAWAY A/K/A JAN DUNAWAY, INTERNAL REVENUE SERVICE, FLORIDA DEPARTMENT OF REVENUE, CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, CAPITAL ONE BANK (USA), N.A. and CITY OF WINTER HAVEN, A FLORIDA MUNICIPAL CORPORATION are the Defendants. The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on June 12, 2025, at electronic sale

beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: LOTS 9 AND 10, BLOCK 1, WESTLAKE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2223 AVENUE E NW, WINTER HAVEN, FL 33880 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 13th day of May, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com May 16, 23, 202525-00725K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000483 Division: Probate IN RE: ESTATE OF AMY LOU AUER Deceased. The administration of the estate of Amy Lou Auer, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes. 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 16, 2025. Personal Representative: Dayna Faith Ferrari 168 Crandall Drive Culloden, West Virginia 25510 Attorney for Personal Representative: SOUTHERN ATLANTIC LAW GROUP, PLLC /s/ Stephen H. Bates Stephen H. Bates Esq. Florida Bar No.: 58197 290 1st Street S. Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500 Email Addresses: Stephen@southernatlanticlaw.com Sandy@southernatlanticlaw.com pleadings@southernatlanticlaw.com May 16, 23, 202525-00728K

FIRST INSERTION
NOTICE OF ACTION FOR EXPEDITED PETITION FOR TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025DP0000056 IN THE INTEREST OF: RAVEN JAMES ELSWORTH KEISTER, DOB: 10/11/2013, Minor Child. TO: WHITNEY LYNN BAKER a.k.a. WHITNEY LYNN STONE YOU ARE NOTIFIED that an action for Expedited Termination of Parental Rights has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Grant D. Lyons, Esq., Attorney for the Father, whose mailing address is P.O. Box 87, Highland City, Florida 33846, email: service@lyonslawfl.com on or before 6/11/25 @ 8:30am, and file the original with the Clerk of this Court at 255 N. Broadway Ave., Bartow, Florida 33830, before service on

you 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 Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the Clerk's office. Dated: 5/8/25 CLERK OF THE CIRCUIT COURT (SEAL) By: Ivy Gohn Deputy Clerk Grant D. Lyons, Esq., Attorney for the Father, P.O. Box 87, Highland City, Florida 33846, email: service@lyonslawfl.com May 16, 23, 30; June 6, 202525-00727K

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
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

--- PUBLIC SALES / SALES / ACTIONS ---		
FIRST INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2023CA005892000000 DIVISION: 15 Nationstar Mortgage LLC Plaintiff, -vs.- William Kevin Bishop; Unknown Spouse of William Kevin Bishop; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA005892000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and William Kevin Bishop are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on October 7, 2025, the following described property as set forth in said Final Judgment, to-wit: TRACT #18: THE SOUTH 107.87 FEET OF THE NORTH 780.09 FEET OF THE WEST 435.00 FEET OF THE EAST 910.00 FEET OF THE SOUTH-</p>	<p>WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE WEST 30.00 FEET FOR ROAD RIGHT OF WAY. 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. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-328944 FC01 CXE May 16, 23, 2025</p>	<p>25-00716K</p>

FIRST INSERTION		
<p>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. 2025CA000645000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TERESA BONILLA RODRIGUEZ AND JORGE COLON BONILLA, et. al. Defendant(s), TO: TERESA BONILLA RODRIGUEZ, JORGE COLON BONILLA, UNKNOWN SPOUSE OF TERESA BONILLA RODRIGUEZ, UNKNOWN SPOUSE OF JORGE COLON BONILLA, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 77 AS SHOWN ON THE PLAT ENTITLED "SOUTHERN CROSSING" RECORDED IN PLAT BOOK 177, PAGES 5 AND 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for</p>	<p>Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before June 13, 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 7 day of May, 2025. STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) BY: ASUNCION NIEVES DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-273942 May 16, 23, 2025</p>	<p>25-00700K</p>

FIRST INSERTION		
<p>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.: 2025-CA-000874 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. SHERRY L. DROZDA; et al., Defendant(s). TO: SHERRY L. DROZDA; 2035 HEMINGWAY AVE HAINES CITY, FL 33844 YOU ARE NOTIFIED that an action to foreclose to the following property in Polk County, Florida: LOT 70, CARIBBEAN COVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 97, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 2035 HEMINGWAY AVE, HAINES CITY, FL 33844 (the "Property") has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or be-</p>	<p>fore June 13, 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 May 7, 2025. STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT (SEAL) By: Asuncion Nieves 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 May 16, 23, 2025</p>	<p>25-00703K</p>



--- PUBLIC SALES / SALES / ACTIONS ---		
FIRST INSERTION		
<p>NOTICE OF FORFEITURE COMPLAINT IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No. 532025CA001482A000BA IN RE: FORFEITURE OF THE FOLLOWING DESCRIBED PROPERTY: BINANCE US ACCOUNT UID #55260798 CONTAINING MULTIPLE CRYPTOCURRENCY TOKENS, TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE DESCRIBED PROPERTY. Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney General, Department of Legal Affairs ("SOF, OAG, DLA") and the Florida Office of Financial Regulation ("OFR") seized the above-described property. The Court has issued an Order Finding Probable Cause. All Persons or entities who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than June 4, 2025. Failure to file your defenses will result in a default being entered against you. Kathleen M. Savor Assistant Attorney General Florida Bar No. 0139114 Office of the Attorney General 110 SE 6th St, 10th Floor Fort Lauderdale, FL 33301 (954) 712-4611 May 16, 23, 2025</p>	<p>25-00696K</p>	

SUBSEQUENT INSERTIONS

SALES / ESTATE

SECOND INSERTION		
<p>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 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</p>	<p>25-00680K</p>	

SECOND INSERTION		
<p>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 www.polk.realforeclose.com, 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) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 May 9, 16, 2025</p>	<p>25-00674K</p>	

SECOND INSERTION		
<p>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, apurtenances, and fixtures located there-</p>	<p>in, at public sale at 10:00 A.M., on-line at 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 328728/1808262/wll May 9, 16, 2025</p>	<p>25-00664K</p>

FIRST INSERTION		
<p>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Jason T Aylward will engage in business under the fictitious name OLD BAY BRASS, with a physical address 720 WINFREE AVENUE LAKELAND, FL 33801, with a mailing address 720 WINFREE AVENUE LAKELAND, FL 33801, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. May 16, 2025</p>	<p>25-00713K</p>	

SUBSEQUENT INSERTIONS

SALES / ESTATE

SECOND INSERTION		
<p>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-</p>	<p>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</p>	<p>25-00668K</p>

SECOND INSERTION		
<p>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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: May 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</p>	<p>25-00669K</p>	

SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA-003351-0000-00 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. 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: Property Address: 232 Elgin Boulevard, Davenport, FL 33897 Property Description: Lot 11, Pines West - Phase 1, according to the map or plat thereof, as recorded in Plat Book 114,</p>	<p>Page(s) 29 through 31, inclusive, of the Public Records of Polk County, Florida. 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. John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Arthur Barksdale Florida Bar No.: 0040628 Rebecca Blechman Florida Bar No.: 0121474 Nelson Crespo Florida Bar No.: 0121499 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Shelby Pfannerstill Florida Bar No.: 1058704 Toby Snively Florida Bar No.: 0125998 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph. (407) 839-3383 Fx. (407) 839-3384 Service E-Mail: JDLaw@Orlando-Law.com Attorney for Plaintiff, Association s/ Rebecca Blechman Rebecca Blechman, Esquire May 9, 16, 2025</p>	<p>25-00686K</p>

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA003560000000 FIFTH THIRD BANK, PLAINTIFF 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</p>		
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

SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-002632 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. 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: Lot 107, RIDGE AT HIGHLAND MEADOWS, according to the map or plat thereof, as recorded in Plat Book 164, Page</p>		
43 through 48, of the Public Records of Polk County, Florida, with the following street address: 425 Meadow Pointe Drive, Haines City, FL 33844. Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2nd day of May, 2025. /s/ Shay M. Beaudoin PATRICK H. WILLIS, ESQUIRE Florida Bar No.: 526665 pwillis@willisharne.com SHAY M. BEAUDOIN, ESQUIRE Florida Bar No.: 1024968 sbeaudoin@willisharne.com WILLIS HARNE 390 N. Orange Avenue, Suite 1600 Orlando, FL 32801 Telephone: (407) 903-9939 Attorneys for Plaintiff 113327-0012 May 9, 16, 2025		25-00675K

SECOND INSERTION		
<p>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</p>		
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

SECOND INSERTION		
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023-CA-006998 TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. THOMAS HORN, et al, Defendant(s). 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: LOT 20, BLOCK B OF VILLAGES AT BRIDGEWATER VILLAGE 5A, ACCORDING TO</p>		
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 139, PAGE(S) 17 AND 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 2434 WINNIPEG DR LAKELAND FL 33805 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 02 day of April, 2025. 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		25-00695K

SECOND INSERTION		
<p>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</p>		
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

SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA006798000000 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). 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: LOT 14, BLOCK 965, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK</p>		
53, PAGES 4 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1640 REDFIN DR, POINCIANA, FL 34759 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. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 6 day of May, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@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		25-00688K

SECOND INSERTION		
<p>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,</p>		
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

SECOND INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY,
FLORIDA
CASE NO.
53-2024-CA-001659-0000-00
HOLIDAY INN CLUB VACATIONS
INCORPORATED,
Plaintiff, vs.
HANSMANN ET AL.,
Defendant(s).

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:

Count I Defendants

HAROLD HANSMANN AND
ANY AND ALL UNKNOWN
HEIRS, DEVISEES AND OTHER
CLAIMANTS OF HAROLD
HANSMANN

An undivided interest as tenant-
in-common in and to the below
Unit No. and Building No. of Or-
lando Breeze Resort, a vacation
resort in Polk County, Florida
(the "Resort") , according to the
Declaration of Restrictions, Coven-
ants 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, restric-
tions, covenants, conditions and
provisions in the Declaration
and any amendments thereto
Interest 1.923% , Use Period
No./Unit No. 32/0015

Count II Defendants

MARLEEN FAY MURRAY AL-
ICE FAY COOPER AND ANY
AND ALL UNKNOWN HEIRS,
DEVISEES AND OTHER
CLAIMANTS OF ALICE FAY
COOPER

An undivided interest as tenant-
in-common in and to the below
Unit No. and Building No. of Or-
lando Breeze Resort, a vacation
resort in Polk County, Florida
(the "Resort") , according to the
Declaration of Restrictions, Coven-
ants 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, restric-
tions, covenants, conditions and

provisions in the Declaration
and any amendments thereto
Interest 1.923% , Use Period
No./Unit No. 52/0414

Count III Defendants

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

An undivided interest as ten-
ant-in-common in and to the
below Unit No. and Building
No. of Orlando Breeze Re-
sort, a vacation resort in Polk
County, Florida (the "Resort")
 , according to the Declaration
of Restrictions, Covenants and
Conditions recorded in Vol-
ume 06046, Page 0473 and
amended by the Supplemen-
tal Declarations recorded in
Volume 7612, Page 1623 and
Volume 6147, Page 325, Pub-
lic Records of Polk County,
Florida, and any amendments
thereto (collectively (the "De-
claration") , 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 pro-
visions in the Declaration and
any amendments thereto
Interest 1.923% , Use Period
No./Unit No. 48/0029

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

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.

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

DATED this April 29, 2025
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

25-00665K

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

SECOND 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, 202525-00687K

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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 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: MRSservice@mccalla.com Fla. Bar No.: 146803 24-10000FL May 9, 16, 202525-00663K

FOURTH 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, 202525-00597K

SECOND 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 un-matured, contingent, or unliquidated claims, on whom a copy of this Notice
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 un-matured, 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, 202525-00692K

SECOND 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, 202525-00694K

SECOND INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CC001724 CHARLES COVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. EMANUEL GARCIA RODRIGUEZ, BRENDA ORTIZ CRUZ, Defendants. TO: Emanuel Garcia Rodriguez Brenda Ortiz Cruz Unknown Parties In Possession 159 Eagleview Lp. Davenport, FL 33837 YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County, Florida: Lot 134, LAKE CHARLES RESORT PHASE 1A, according to the plat as recorded in Plat Book 175, Pages 5 through 10, of the Public Records of Polk County, Florida A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, LEAH ELLINGTON, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, June 13, 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 for Lien Foreclosure and Monetary Damages. 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: May 6th, 2025. Stacy M. Butterfield CLERK OF THE COURT (SEAL) By: Ashley Saunders Deputy Clerk LEAH ELLINGTON, ESQUIRE, Plaintiff's Attorney, ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789 May 9, 16, 202525-00690K
THIRD 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

SECOND 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, 202525-00670K

SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CC-001937 THE ESTATES OF LAKE ST. CHARLES HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs. DANIEL PAUL, et al., Defendants. 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: 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. 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: May 2, 2025 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, 202525-00679K

SECOND 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, 202525-00681K

SECOND 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, 202525-00683K

SECOND 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, 202525-00682K

SECOND 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, 202525-00677K

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@lcowlawfl.com L - 2914 May 2, 9, 16, 23, 202525-00653K
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Are there different types of legal notices?

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.

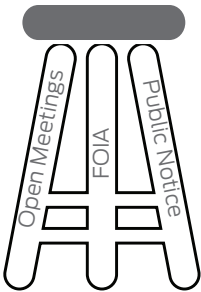
Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

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



Archivability


Publishing notices on the internet is neither cheap nor free





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


Types Of Public Notices


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
- 

Divorces and Adoptions
- 

Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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