

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of MICHAEL HAYES, if deceased any unknown heirs or assigns, will, on June 4, 2025, at 10:00 a.m., at 32 Tangelo Drive, Lot #32, Winter Haven, Polk County, Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1972 VNDL MOBILE HOME, VIN: 263TEFDRT1363, TITLE NO.: 0005592524 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-421)

May 23, 30, 2025 25-00744K

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**

NOTICE IS HEREBY GIVEN that Alexus Garcia will engage in business under the fictitious name ALX APPAREL, with a physical address 1776 Williamsburg Dr Bartow, FL 33830, with a mailing address 1776 Williamsburg Dr Bartow, FL 33830, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 23, 2025 25-00755K

FIRST INSERTION

**NOTICE OF PUBLIC SALE:**

Notice is hereby given that on 06/17/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: HERNDON FLEET SERVICES, INC. Tel #: 813-697-1791 MV #: MV109797 3D7MS48CX5G747180 2005 RAM 5040.77 Location: 4015 SHADY OAK DR W, LAKELAND, FL 33810

May 23, 2025 25-00754K

FIRST INSERTION

**SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING**

The Audit Review Committee for the Solterra Resort Community Development District ("District") will hold an audit review committee meeting on June 6, 2025 at 10:00 a.m. and located at Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, FL 33837. At the meeting, the Audit Review Committee will review, discuss and approve the selection of an auditor for the District. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (321) 263-0132, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Barry Jeskewich District Manager

May 23, 2025 25-00743K

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME TO WHOM IT MAY CONCERN:**

Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Obstetrics & Gynecology at Winter Haven under which (we are) engaged in business at 220 Ave O SE in Winter Haven, FL 33880-4334. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Winter Haven, Polk County, Florida, on 5/15/2025, Polk County, Winter Haven, FL.

May 23, 2025 25-00764K

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 Orange Blossom Spa located at 112 S 2nd street in the City of Lake Wales, Polk County, FL 33853 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of May, 2025.

DeAndrea D.

May 23, 2025 25-00748K

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 Shoes for Kids located at 1435 Lassen St in the City of Haines City, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of June, 2025.

Elinor Nelson

May 23, 2025 25-00749K

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 Glow Getter Spray Tans By Cheyanne located at 3737 J A Fenton road in the City of Lakeland, Polk County, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of May, 2025.

Cheyenne Desson

May 23, 2025 25-00756K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE JUNE 30, 2025 MAZDA LAKELAND 4317 US HIGHWAY 98 S 2012 MAZD 1YVHZ8DH6C5M20581 \$794.95 TJ AUTO COLLISION 8217 US HWY 98 2021 KIA KND-J23AU3M770515 \$8806.93 STEWART AUTO REPAIR 1990 42ND NW 2016 HOND 5FNYF5H59GB017728 \$1715.27 SKY AUTO COLLISION & AUTO REPAIR 1914 COUNTRY ROAD 547 N 2016 HYUN KMHTC6ADIGU282950 \$1536.75 2015 JEEP 1C4RJEAG-2FC721439 \$2464.81

May 23, 2025 25-00776K

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME TO WHOM IT MAY CONCERN:**

Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Obstetrics & Gynecology at Lake Wales under which (we are) engaged in business at 1001 State Rd 60 E in Lake Wales, FL 33853-4208. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Lake Wales, Polk County, Florida, on 5/15/2025, Polk County, Lake Wales, FL.

May 23, 2025 25-00757K

FIRST INSERTION

**NOTICE OF RULE DEVELOPMENT BY THE WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, *Florida Statutes*, the Winslow's Point Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2023). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, *Florida Statutes* (2023).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010.

District Manager Winslow's Point Community Development District

May 23, 2025 25-00775K

FIRST INSERTION

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

**File No. 53-2025-CP-001514-A000-BA IN RE: ESTATE OF JERRY DWAYNE CUMMINGS Deceased.**

The administration of the estate of Jerry Dwayne Cummings, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 date of first publication of this notice is May 23, 2025.

**Personal Representative:** Ron C. ASMUS 32613 NE 202nd Street Duvall, WA 98019

Attorney for Personal Representative JULIE LANDRIGAN BALL, ESQ. Florida Bar No.: 0768731 Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com

May 23, 30, 2025 25-00763K

FIRST INSERTION

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

**Case No.: 2024-CP-004372 IN RE: ESTATE OF CHARLES WILLIAM ASMUS, Deceased.**

The administration of the estate of CHARLES WILLIAM ASMUS, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 23, 2025.

**Personal Representative** RON C. ASMUS 32613 NE 202nd Street Duvall, WA 98019

Attorney for Personal Representative JULIE LANDRIGAN BALL, ESQ. Florida Bar No.: 0768731 Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com

May 23, 30, 2025 25-00763K

FIRST INSERTION

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

**PROBATE FILE NO. 2025CP-001251A000BA IN RE: Estate of SHARON LYNN URIE, Deceased.**

The administration of the estate of Sharon Lynn Urie, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative s attorney are set forth below.

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

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

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

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

NOT WITHSTANDING 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 23, 2025.

**Personal Representative:** Diane Sambor 212 Crown St. Winter Haven, FL 33880

Attorney for Personal Representative: /s/William J. Twyford William J. Twyford, Esquire Florida Bar No. 0782505 Twyford Law, LLC Post Office Box 411 Winter Haven, Florida 33882 Tel: (863) 585-5283 e-mail: wjt@Twyfordlawllc.com

May 23, 30, 2025 25-00762K

FIRST INSERTION

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

**File No. 53-2025-CP-001514-A000-BA IN RE: ESTATE OF JERRY DWAYNE CUMMINGS Deceased.**

The administration of the estate of Jerry Dwayne Cummings, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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,

FIRST INSERTION

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

**File No. 25CP-1495 Division Probate IN RE: ESTATE OF LOUISE C. FUMAGALLI MILLER Deceased.**

The administration of the estate of Louise C. Fumagalli Miller, deceased, whose date of death was July 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, 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,

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

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

NOT WITHSTANDING 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 23, 2025.

**Personal Representative:** Diane Sambor 212 Crown St. Winter Haven, FL 33880

Attorney for Personal Representative: /s/William J. Twyford William J. Twyford, Esquire Florida Bar No. 0782505 Twyford Law, LLC Post Office Box 411 Winter Haven, Florida 33882 Tel: (863) 585-5283 e-mail: wjt@Twyfordlawllc.com

May 23, 30, 2025 25-00762K

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 23, 2025.

**Personal Representative:** Wendy N. Cummings 1988 Crossroads Blvd. Winter Haven, Florida 33881

Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com

May 23, 30, 2025 25-00773K

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 23, 2025.

**Personal Representative:** Sally A. Petrie 24065 Martin Drive Brooksville, Florida 34601

Attorney for Personal Representative: R. Nadine David, Esq. Florida Bar Number: 89004 Florida Probate Law Group P.O. Box 141135 Gainesville, Florida 32614 Telephone: (352) 354-2654 Fax: (866) 740-0630 E-Mail: ndavid@floridaprobatelawgroup.com Secondary E-Mail: service@floridaprobatelawgroup.com

May 23, 30, 2025 25-00772K

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 Resale Rangers located at 423 Gleanagles Ct in the City of Winter Haven, Polk County, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of May, 2025.

Todd Jefferies

May 23, 2025 25-00745K

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 23, 2025.

**Personal Representative:** William A. Fumagalli 2309 Clear Brook Drive Valparaiso, Indiana 46385

Attorney for Personal Representative: Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com

May 23, 30, 2025 25-00768K

FIRST INSERTION

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

**File No. 2025-CP-001144 Division 14 IN RE: ESTATE OF SARAH A. MULREADY Deceased.**

The administration of the estate of Sarah A. Mulready, deceased, whose date of death was June 29, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, 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, 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 23, 2025.

**Personal Representative:** Sally A. Petrie 24065 Martin Drive Brooksville, Florida 34601

Attorney for Personal Representative: R. Nadine David, Esq. Florida Bar Number: 89004 Florida Probate Law Group P.O. Box 141135 Gainesville, Florida 32614 Telephone: (352) 354-2654 Fax: (866) 740-0630 E-Mail: ndavid@floridaprobatelawgroup.com Secondary E-Mail: service@floridaprobatelawgroup.com

May 23, 30, 2025 25-00772K

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 23, 2025.

**Personal Representative:** Sally A. Petrie 24065 Martin Drive Brooksville, Florida 34601

Attorney for Personal Representative: R. Nadine David, Esq. Florida Bar Number: 89004 Florida Probate Law Group P.O. Box 141135 Gainesville, Florida 32614 Telephone: (352) 354-2654 Fax: (866) 740-0630 E-Mail: ndavid@floridaprobatelawgroup.com Secondary E-Mail: service@floridaprobatelawgroup.com

May 23, 30, 2025 25-00772K

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 Resale Rangers located at 423 Gleanagles Ct in the City of Winter Haven, Polk County, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of May, 2025.

Todd Jefferies

May 23, 2025 25-00745K

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 Resale Rangers located at 423 Gleanagles Ct in the City of Winter Haven, Polk County, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of May, 2025.

Todd Jefferies

May 23, 2025 25-00745K

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**

**CALL 941-906-9386** and select the appropriate County name from the menu option

OR E-MAIL: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**

IV0241



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SALES

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FIRST INSERTION	
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.</b></p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 532021CA002401000000</b></p> <p><b>U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. CARLOS DE MARTINO; LILIANA ESTER GAGLIANO; THE FOREST AT RIDGEWOOD HOMEOWNERS' ASSOCIATION, INC.; RIDGEWOOD LAKES MASTER ASSOCIATION, INC.; JOE G. TEDDER, POLK COUNTY, FLORIDA TAX COLLECTOR; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 29, 2025, and entered in Case No. 532021CA002401000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and CARLOS DE MARTINO; LILIANA ESTER GAGLIANO; THE FOREST AT RIDGEWOOD HOMEOWNERS' ASSOCIATION, INC.; RIDGEWOOD LAKES MASTER ASSOCIATION, INC.; JOE G. TEDDER, POLK COUNTY, FLORIDA TAX COLLECTOR; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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</p>	

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</b></p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 2024CA001037000000</b></p> <p><b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE COLT 2020-RPL1 TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD R. ROBERTS JR. A/K/A RICHARD ROBERTS, DECEASED, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 11, 2025, and entered in 2024CA001037000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE COLT 2020-RPL1 TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD R. ROBERTS JR. A/K/A RICHARD ROBERTS, DECEASED; TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK; ASSET ACCEPTANCE LLC; ROBERT JOURET 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.</p>	
realforeclose.com, at 10:00 AM, on June 10, 2025, the following described property as set forth in said Final Judgment, to wit:	LOT 18, OF ELBERT ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 276 18TH ST NE, WINTER HAVEN, FL 33881	
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
Dated this 19 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: flmail@raslg.com	By: /s/ Danielle Salem
Danielle Salem, Esquire	Florida Bar No. 0058248
Communication Email: dsalem@raslg.com	23-139352 - NaC
May 23, 30, 2025	25-00770K

FIRST INSERTION	
<p><b>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.</b></p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 532023CA004121000000</b></p> <p><b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2, Plaintiff, vs. DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; UNKNOWN SPOUSE OF DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; LAKE WALES MEDICAL CENTER; UNKNOWN SPOUSE OF DAVID ALLEN ANDERSON; UNKNOWN SPOUSE OF BEVERLY HENRY; DAVID ALLEN ANDERSON; JENNIFER ANDERSON LEEKS; UNKNOWN SPOUSE OF JENNIFER ANDERSON LEEKS; BEVERLY HENRY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 8, 2024 and an Order Resetting Sale dated May 01, 2025 and entered in Case No. 532023CA004121000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2 is Plaintiff and DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; UNKNOWN SPOUSE OF DAVID ALLEN ANDERSON; UNKNOWN SPOUSE OF BEVERLY HENRY; DAVID ALLEN ANDERSON; JENNIFER ANDERSON LEEKS; UNKNOWN SPOUSE OF JENNIFER ANDERSON LEEKS; BEVERLY HENRY; UNKNOWN TENANT NO.</p>	
1; UNKNOWN TENANT NO. 2; and 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, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk. realforeclose.com, 10:00 a.m., on June 16, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:	LOT 6, BLOCK D, POINCIANA HEIGHTS, LAKE WALES, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 12, 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. 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.	
DATED May 15, 2025.	
By: /s/ Ian Dolan	Ian C. Dolan
Florida Bar No.: 757071	Roy Diaz, Attorney of Record
Florida Bar No. 767700	Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff	499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317	Telephone: (954) 564-0071
Facsimile: (954) 564-9252	Service E-mail: answers@dallegal.com
1460-185504 / TM1	May 23, 30, 2025
	25-00750K

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</b></p> <p><b>CASE NO.: 2022CA003358000000</b></p> <p><b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES;; STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY; UNKNOWN TENANT #1 N/K/A EDWARD OLLINS; UNKNOWN TENANT #2 N/K/A CRAIG WILLIAMS; GREGORY WILLIAMSON; LESHONDA V. DILWORTH; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 14, 2025 in Civil Case No. 2022CA003358000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ; STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY; UNKNOWN TENANT #1 N/K/A EDWARD OLLINS; UNKNOWN TENANT #2 N/K/A CRAIG WILLIAMS; GREGORY WILLIAMSON; LE-</p>	
SHONDA V. DILWORTH; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.	
The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on September 11, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:	LOT 46 OF GATE ROAD PARK, UNIT NO.2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGE 31, 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 20th 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: John J. Cullaro,	FL Bar No. 66699
2025.05.20 13:54:17-04'00'	FBN: 66699
Primary E-Mail:	ServiceMail@aldridgepite.com
1221-5957B	May 23, 30, 2025
	25-00771K

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10/8/2025 - V12

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</b></p> <p><b>CASE NO.: 2024CA002515000000</b></p> <p><b>CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, VS. TODD JOSEPH BEAUBIEN; JESSICA MARIE BEAUBIEN; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 8, 2025 in Civil Case No. 2024CA002515000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, CROSSCOUNTRY MORTGAGE, LLC is the Plaintiff, and TODD JOSEPH BEAUBIEN; JESSICA MARIE BEAUBIEN; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; 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</p>	
AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.	
The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the high- est bidder for cash at www.polk. realforeclose.com on July 8, 2025 at 10:00:00 AM EST the following de- scribed real property as set forth in said Final Judgment, to wit:	LOT 1 AND THE WEST 45 FEET OF LOT 2, BLOCK B, LA HACIENDA, ACCORD- ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE(S) 35, 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 disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain 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 sched- uled 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 15th 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
Primary E-Mail:	ServiceMail@aldridgepite.com
1184-2324B	May 23, 30, 2025
	25-00746K

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</b></p> <p>CIRCUIT CIVIL DIVISION</p> <p><b>CASE NO.: 2023CA006848000000</b></p> <p><b>UNITED WHOLESALE MORTGAGE Plaintiff(s), vs. CARMELO QUIRINDONGO A/K/A CARMELO QUIRINDONGO GONZALEZ A/K/A CARMELO GONZALEZ; et al., Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on April 24, 2025 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of June, 2025 at 10:00 AM on the following described property as set forth in said Final Judg- ment of Foreclosure or order, to wit:</p> <p>THE FOLLOWING DE- SCRIBED PROPERTY LO- CATED IN THE COUNTY OF POLK, STATE OF FLORIDA: LOT 21, IN BLOCK 1058, OF POINCIANA NEIGHBOR- HOOD 4, VILLAGE 7, AC- CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 4 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p>	
Property address: 256 Grouper Court, Kissimmee, 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 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
I HEREBY CERTIFY a true and correct copy of the foregoing has been furnished to all parties on the attached service list by e-Service or by First Class U.S. Mail on this 14th day of May, 2025: Respectfully submitted,	PADGETT LAW GROUP
	BETZY FALGAS, ESQ.
	Florida Bar # 76882
	6267 Old Water Oak Road,
	Suite 203
	Tallahassee, FL 32312
	(850) 422-2520 (telephone)
	(850) 422-2567 (facsimile)
	attorney@padgettlawgroup.com
	Attorney for Plaintiff
	TDP File No. 23-001886-1
	May 23, 30, 2025
	25-00737K

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</b></p> <p><b>CASE NO.: 2022-CA-000489</b></p> <p><b>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST F, Plaintiff, v. JHON L. CARRILLO, et al., Defendants.</b></p> <p>NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 26, 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 high- est and best bidder for cash, the follow- ing described property situated in Polk County, Florida, to wit:</p> <p>Lot 255, William's Preserve Phase II-B, according to the map or plat thereof, as recorded in Plat Book 167, Page(s) 48 through 52, inclusive, of the Public Records of Polk County, Florida.</p> <p>Property Address: 711 Benjamin Trail, Davenport, FL 33837</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>	
before the clerk reports the surplus as unclaimed.	
If the sale is set aside for any reason, the Purchaser at the sale shall be enti- tled only to a return of the deposit paid. The Purchaser shall have no further re- course against the Mortgagor, the Mort- gagee or the Mortgagee's attorney.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
SUBMITTED on this 20th day of May, 2025.	
TIFFANY & BOSCO, P.A.	/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.	FL Bar #157147
Kathryn I. Kasper, Esq.	FL Bar #621188
Attorneys for Plaintiff	OF COUNSEL:
Tiffany & Bosco, P.A.	1201 S. Orlando Ave,
Suite 430	Winter Park, FL 32789
Telephone: (205) 930-5200	Facsimile: (407) 712-9201
May 23, 30, 2025	25-00765K

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10/8/2025 - V12



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ESTATE / ACTIONS / SALES---

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FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO.: 2025 CP 001631</b> <b>IN RE: ESTATE OF GEORGE S. STOUGH, Deceased</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of GEORGE S. STOUGH, deceased, File Number 2025CP001631, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830-3912; that the decedent's date of death was September 30, 2024; that the total value of the estate is \$7,198.20 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Kelli O'Rourke, Trustee of the GEORGE S. STOUGH REVOCABLE TRUST dtd 06/14/1999 - 4412 T Mor Cove, Oakwood, GA 30566</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against estate of the decedent</p>	<p>other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE 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 CLAIMS AND DEMANDS 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.</p> <p>The date of first publication of this notice is May 23, 2025.</p> <p><b>KELLI O'ROURKE,</b> <b>Petitioner</b> Joseph B. Nagel, Attorney for Petitioner, Florida Bar #94286 Hoffman &amp; Associates, Attorneys-At-Law L.L.C. 6100 Lake Forrest Drive, Suite 300, Atlanta, Georgia 30328 Phone: (404) 255-7400/ Fax: (404) 255-7480/ Joe@hoffmanestatelaw.com May 23, 30, 202525-00742K</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 2024CA003005000000</b> <b>MIDFIRST BANK,</b> <b>Plaintiff, vs.</b> <b>GERARDO J GONZALEZ RIVERA</b> <b>A/K/A GERARDO J GONZALEZ,</b> <b>et al.,</b> <b>Defendant.</b></p> <p>To: GERARDO J GONZALEZ RIVERA A/K/A GERARDO J GONZALEZ, 622 SAMUEL PLACE, DAVENPORT, FL 33837-0000 UNKNOWN SPOUSE OF GERARDO J GONZALEZ RIVERA A/K/A GERARDO J GONZALEZ, 622 SAMUEL PLACE, DAVENPORT FL 33837 DIANA M NUNEZ SANTOS A/K/A DIANA M NUNEZ, 622 SAMUEL PLACE, DAVENPORT FL 33837-0000 UNKNOWN SPOUSE OF DIANA M NUNEZ SANTOS A/K/A DIANA M NUNEZ, 622 SAMUEL PLACE, DAVENPORT, FL 33837-0000 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:</p> <p>LOT 243, WILLIAM'S PRESERVE PHASE II-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE(S) 48 THROUGH 52, INCLUSIVE,</p>	<p>OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to file a copy of your written defenses, if any, to it on Robyn Katz, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 11-29-24 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of said Court on the 22 day of October, 2024.</p> <p>Stacy M. Butterfield As Clerk of the Court (SEAL) BY: Ashley Saunders Deputy Clerk</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-08110FL May 23, 30, 202525-00761K</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 2025CA000265000000</b> <b>ROCKET MORTGAGE, LLC F/K/A</b> <b>QUICKEN LOANS, LLC,</b> <b>Plaintiff, vs.</b> <b>LANA JEAN CUTTER A/K/A LANA</b> <b>JEAN CUTTER-SEHL, et al.,</b> <b>Defendant.</b></p> <p>To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF KELLY ANN ALTEBAUMER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CURTIS R. CUTTER A/K/A CURTIS RANDOLPH CUTTER A/K/A CURTIS CUTTER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN LANA JEAN CUTTER A/K/A LANA JEAN CUTTER-SEHL 208 WASHINGTON STREET, ST. OLIVET, MI 49076 UNKNOWN SPOUSE OF LANA JEAN CUTTER A/K/A LANA JEAN CUTTER-SEHL 208 WASHINGTON STREET, ST. OLIVET, MI 49076 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:</p>	<p>LOTS 9,10, 11 AND 12, BLOCK 1, HALL ESTATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Default Date: June 19, 2025 WITNESS my hand and seal of said Court on the 13 day of May, 2025.</p> <p>STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY: Asuncion Nieves Deputy Clerk</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-10877FL May 23, 30, 202525-00753K</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>Case No.: 2024CA004460000000</b> <b>FIRST FRANKLIN MORTGAGE</b> <b>LOAN TRUST, MORTGAGE LOAN</b> <b>ASSET-BACKED CERTIFICATES,</b> <b>SERIES 2007- FFC, U.S. BANK</b> <b>NATIONAL ASSOCIATION,</b> <b>AS TRUSTEE, SUCCESSOR</b> <b>IN INTEREST TO BANK OF</b> <b>AMERICA, N.A., AS TRUSTEE,</b> <b>SUCCESSOR BY MERGER TO</b> <b>LASALLE BANK NATIONAL</b> <b>ASSOCIATION,</b> <b>Plaintiff, v.</b> <b>LUIS I. ROBLES, SR; UNKNOWN</b> <b>SPOUSE OF LUIS I. ROBLES,</b> <b>SR; ELIA LAVIDIA MATIENZO;</b> <b>UNKNOWN SPOUSE OF ELIA</b> <b>LAVIDIA MATIENZO; MARIE</b> <b>GATLIN; MELVIN CHARLES</b> <b>CHATTERS; UNKNOWN</b> <b>SPOUSE OF MELVIN CHARLES</b> <b>CHATTERS; JEMELLE S. BROWN;</b> <b>ARATANA HAJIMARI, LLC; ALL</b> <b>UNKNOWN PARTIES CLAIMING</b> <b>INTERESTS BY, THROUGH,</b> <b>UNDER OR AGAINST A NAMED</b> <b>DEFENDANT TO THIS ACTION,</b> <b>OR HAVING OR CLAIMING TO</b> <b>HAVE ANY RIGHT, TITLE OR</b> <b>INTEREST IN THE PROPERTY</b> <b>HEREIN DESCRIBED,</b> <b>Defendant.</b></p> <p>To the following Defendant(s): MELVIN CHARLES CHATTERS (RESIDENCE UNKNOWN) and UNKNOWN SPOUSE OF MELVIN CHARLES CHATTERS (RESIDENCE UNKNOWN) and JEMELLE S. BROWN (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>THE NORTH 70 FEET OF THE SOUTH 76 FEET OF LOTS 4 AND 5, LESS THE EAST 8 FEET OF SAID LOT 4, BLOCK</p>	<p>13, SILVERCREST SUBDIVISION, UNIT TWO, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 18 AND 18A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA a/k/a 1470 3rd St NW, Winter Haven, FL 33881</p> <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 5-9-25, 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.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 1st day of April, 2025.</p> <p>Stacy M. Butterfield As Clerk of the Court (SEAL) By Carolyn Mack As Deputy Clerk</p> <p>Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 May 23, 30, 202525-00752K</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2023CA005450000000</b> <b>TOWD POINT MORTGAGE</b> <b>TRUST 2018-2, U.S. BANK</b> <b>NATIONAL ASSOCIATION,</b> <b>AS INDENTURE TRUSTEE,</b> <b>Plaintiff, vs.</b> <b>CHRISTOS HAJIPANAYI, et al.</b> <b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 23, 2025, and entered in 2023CA005450000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and CHRISTOS HAJIPANAYI; CALABAY PARC AT TOWER LAKE HOMEOWNERS 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 June 10, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 119, CALABAY PARC AT TOWER LAKE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 129, PAGE 6 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p>	<p>Property Address: 704 EOLA WAY, HAINES CITY, FL 33844</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 19 day of May, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-042533 - NaP May 23, 30, 202525-00769K</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>Case No. 2024-CC-008781</b> <b>WINTRUST SPECIALTY FINANCE,</b> <b>a division of Beverly</b> <b>Bank and Trust Company N.A.,</b> <b>Plaintiff, v.</b> <b>DYNAMIC DIRECTIONAL</b> <b>BORING, LLC, RICKY J. GEHRET</b> <b>AND INGRID JOHANA GEHRET,</b> <b>Defendants.</b></p> <p>TO: RICKY J. GEHRET</p> <p>You are hereby notified that an action for a Breach of Contract in 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 MORITT HOCK &amp; HAMROFF, LLP, attorneys for Plaintiff's, WINTRUST SPECIALTY FINANCE whose address is: 8151 Peters Road Suite 3100, Plantation, FL 33324, on or before June 21, 2025, 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 upon Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in</p>	<p>the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court on this 15 day of May, 2025.</p> <p>STACY M. BUTTERFIELD, CPA AS CLERK OF THE COURT (SEAL) /s/ Asuncion Nieves DEPUTY CLERK</p> <p>EVAN S. ROSNEBERG, ESQ. MORITT HOCK &amp; HAMROFF, LLP Counsel for Plaintiff 8151 Peters Road, Suite 3100 Plantation, Florida 3 324 Tel: (561) 517-5070 erosenberg@moriththock.com jthompson@moriththock.com 3776698v1 May 23, 30, 202525-00760K</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>TENTH JUDICIAL CIRCUIT</b> <b>IN AND FOR POLK COUNTY</b> <b>FLORIDA</b> <b>CIRCUIT CIVIL DIVISION</b> <b>CASE NO.: 2024CA002473000000</b> <b>U.S. BANK TRUST NATIONAL</b> <b>ASSOCIATION, NOT IN ITS</b> <b>INDIVIDUAL CAPACITY BUT</b> <b>SOLELY AS OWNER TRUSTEE</b> <b>FOR VRMTG ASSET TRUST,</b> <b>Plaintiff, v.</b> <b>UNKNOWN HEIRS, SPOUSES,</b> <b>BENEFICIARIES, DEVISEES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>LIENORS, CREDITORS,</b> <b>TRUSTEES AND ALL OTHERS</b> <b>WHO MAY CLAIM AN INTEREST</b> <b>IN THE ESTATE OF ANNE</b> <b>HAMMOND, DECEASED, et al.,</b> <b>Defendants.</b></p> <p>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. 2024CA002473000000, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNE HAMMOND, DECEASED, POLK COUNTY, FLORIDA, MICHELLE HAMILTON, MILISSA RILEY, MILANIE LEONARD and MICHAEL HAMMOND are the Defendants.</p> <p>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,</p>	<p>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:</p> <p>LOT 51, GREENTREE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Property Address: 5325 Creek-mur Drive, Lakeland, FL 33813</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: This 14th day of May, 2025.</p> <p>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 23, 30, 202525-00735K</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION <b>Case No. 2024-ca-003409</b> <b>NEWREZ LLC D/B/A</b> <b>SHELLPOINT MORTGAGE</b> <b>SERVICING</b> <b>Plaintiff, vs.</b> <b>JEREMY PRESSLEY, TIFFANY</b> <b>PRESSLEY, RENOVATE OPCO</b> <b>TRUST , AND UNKNOWN</b> <b>TENANTS/OWNERS,</b> <b>Defendants.</b></p> <p>Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 13, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:</p> <p>BEGIN AT A POINT 36.02 FEET EAST OF THE SOUTH-WEST CORNER OF LOT 3, BLOCK 9 IN U.S. LOT 2 IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 28 EAST, OF FROSTPROOF FORMERLY KEYSTONE CITY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN WEST 103.97 FEET; THENCE RUN NORTH 135.025 FEET; THENCE RUN EAST 103.97 FEET; THENCE RUN SOUTH 135.025 FEET TO THE POINT OF BEGINNING.</p>	<p>and commonly known as: 330 W 4TH ST, FROSTPROOF, FL 33843; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on June 27, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this May 20, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328202/2426958/CMP May 23, 30, 202525-00767K</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2022CA002957000000</b> <b>Freedom Mortgage Corporation,</b> <b>Plaintiff, vs.</b> <b>Sonia I. Velazquez, et al.,</b> <b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002957000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Sonia I. Velazquez; Horacio Velazquez; Aqua Finance, Inc.; Marbella at Davenport Homeowners' Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 30th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 74, MARBELLA AT DAVENPORT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 29 AND 30, OF THE PUBLIC RE-</p>	<p>CORDS OF POLK COUNTY, FLORIDA.</p> <p>TAX ID: 27-27-04-725006-000740</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 20th day of May, 2025.</p> <p>BROCK &amp; SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 21-F01525 May 23, 30, 202525-00766K</p>



--- ACTIONS / SALES ---

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO: 2018-CA-000437</b> <b>AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v.</b> <b>TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others, Defendants.</b> TO DEFENDANTS: Carlton L. Woods, Sara J. Shea, Sylvia D. Reyes, Berry K. Troxell, Betty Weiss, Cathy Aronson, Edith Frankie, Eleanor Herzberg, Jackie W. Blain Revo Living Trust, John Hayslip, Leon Ordway, Minda F. Ordway, Sandra E. McCloud, Frank A. Sanders, James Lyle Virtue, Marilyn Virtue, Nancy Joanne McVittie YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has been filed against you in Polk County, Florida regarding the property with the following legal description, to-wit: COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONUMENT PER CERTIFIED CORNER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS</p>	<p>RECORD IN OFFICIAL RECORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DISTANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTENSION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE</p>
	<p>OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING. You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen &amp; Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbwlaw.com, on or before 16 June 25 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: 5-8-25 Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: Antonio Sparrow As Deputy Clerk</p>
	<p>Sidney L. Vihlen, III, Vihlen &amp; Associates, P.A., the Plaintiff's attorney, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, svihlen@vbwlaw.com May 23, 30, 2025 25-00740K</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION <b>Case No. 2025-CA-000202</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs.</b> <b>ABIGAIL A JACKSON, ARIEL D CONLEY, et al. Defendants.</b> TO: ARIEL D CONLEY CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 336 CELLO ST DAVENPORT, FL 33896 You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 92, SEYBOLD ON DUNSON ROAD PHASE SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGES 3 AND 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. commonly known as 336 CELLO ST, DAVENPORT, FL 33896 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before June 12, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: May 6, 2025. CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) By: Asuncion Nieves Deputy Clerk</p>	<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>Case No.: 2023CA007016000000</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, v.</b> <b>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELYN M. PITTS, DECEASED; YVONNE BROWN, AS POTENTIAL HEIR OF HELYN M. PITTS; CLYDE DANIEL BROWN, AS POTENTIAL HEIR OF HELYN M. PITTS CATHERINE ANGELA SELLERS; MARIA T. PATE; 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, Defendant.</b> To the following Defendant(s): CLYDE DANIEL BROWN, AS POTENTIAL HEIR OF HELYN M. PITTS C/O CAROLINE CARTON (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE WEST 54 FEET OF LOT 79 AND THE EAST 20 FEET OF LOT 78, HAVEN HOMES UNIT #3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45,</p>
	<p>PAGES 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA a/k/a 2409 W Central Ave, Winter Haven, FL 33880 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 June 9 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 2 day of May, 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By Antonio Sparrow As Deputy Clerk</p>
	<p>Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 May 23, 30, 2025 25-00751K</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>Case No. 2024-CC-008781</b> <b>WINTRUST SPECIALTY FINANCE, a division of Beverly Bank and Trust Company N.A., Plaintiff, v.</b> <b>DYNAMIC DIRECTIONAL BORING, LLC, RICKY J. GEHRET AND INGRID JOHANA GEHRET, Defendants.</b> TO: INGRID JOHANA GEHRET You are hereby notified that an action for a Breach of Contract in 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 MORITTH HOCK &amp; HAMROFF, LLP, attorneys for Plaintiff's, WINTRUST SPECIALTY FINANCE whose address is: 8151 Peters Road Suite 3100, Plantation, FL 33324, on or before June 21, 2025, 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 upon Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in</p>	<p>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 on this 15 day of May, 2025. STACY M. BUTTERFIELD, CPA AS CLERK OF THE COURT (SEAL) Asuncion Nieves DEPUTY CLERK EVAN S. ROSNEBERG, ESQ. MORITTH HOCK &amp; HAMROFF, LLP Counsel for Plaintiff 8151 Peters Road, Suite 3100 Plantation, Florida 3 324 Tel: (561) 517-5070 erosenberg@moritthock.com jthompson@moritthock.com 3776699v1 May 23, 30, 2025 25-00759K</p>

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

**CALL 941-906-9386**  
and select the appropriate County name from the menu option

**OR E-MAIL:**  
legal@businessobserverfl.com

**Business Observer**

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FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.:</b> <b>2025CA-000106-0000-00</b> <b>PLAINS COMMERCE BANK, Plaintiff, vs.</b> <b>MARLA SCOTT MITCHELL and EAGLE HAMMOCK OF EAGLE LAKE HOMEOWNERS ASSOCIATION, INC. Defendants.</b> TO: MARLA SCOTT MITCHELL, Current address unknown: YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage to the following real property located in Polk County, Florida: Lot 7 of EAGLE HAMMOCK, according to the Plat thereof as recorded in Plat Book 192, Page(s) 10-17, 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: Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, whose address is: 425 W. Colonial Drive, Suite 204, Orlando, FL 32804, on or before 30 days after date of first publication and file a copy 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: 4/30/2025 Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: Antonio Sparrow As Deputy Clerk</p>	<p>Stacy M. Butterfield As Clerk of the Court (SEAL) By Antonio Sparrow As Deputy Clerk</p>
	<p>Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, 425 W. Colonial Drive, Suite 204, Orlando, FL 32804 May 23, 30, 2025 25-00739K</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.:</b> 2025CA000318000000 <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS.</b> <b>NICHOLAS WAYNE JACOBO A/K/A NICHOLAS JACOBO; et al., Defendant(s).</b> TO: Nicholas Wayne Jacobo A/K/A Nicholas Jacobo Last Known Residence: 5702 Jacaran-da Ave Lakeland, FL 33809 TO: Unknown Spouse of Nicholas Wayne Jacobo A/K/A Nicholas Jacobo Last Known Residence: 5702 Jacaran-da Ave Lakeland, FL 33809 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida: LOT 14, BLOCK B, LAKE GIBSON ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 25, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before June 18, 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 MAY 12, 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By: Asuncion Nieves As Deputy Clerk</p>	<p>ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1184-2478B Ref# 11321 May 23, 30, 2025 25-00741K</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2024CA003510000000</b> <b>Discover Bank Plaintiff, vs.</b> <b>Stacy Ann Henry a/k/a Stacy-Ann Henry; Unknown Spouse of Stacy Ann Henry a/k/a Stacy-Ann Henry; United States of America on behalf of the Secretary of Housing and Urban Development; ADT Solar LLC; Claireth Shuman a/k/a Claireth J. Shuman; Unknown Spouse of Claireth Shuman a/k/a Claireth J. Shuman Defendants.</b> TO: Stacy Ann Henry a/k/a Stacy-Ann Henry, Unknown Spouse of Stacy Ann Henry a/k/a Stacy-Ann Henry, Claireth Shuman a/k/a Claireth J. Shuman and Unknown Spouse of Claireth Shuman a/k/a Claireth J. Shuman Last Known Address: 4342 Sun Center Road, Mulberry, FL 33860 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 42, FESTIVAL POINTE AT SUNDANCE PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE(S) 40 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p>	<p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock &amp; Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 24-F01920 May 23, 30, 2025 25-00738K</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2024-CA-003702</b> <b>LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.</b> <b>JOSE FLORES F. MONTANEZ, et al., Defendant(s).</b> Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/8/2025, in Case No.: 2024-CA-003702 of the Circuit Court in and for Polk County, Florida, wherein LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JOSE FLORES F. MONTANEZ, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 6/24/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 163, LAKESHORE CLUB,</p>	<p>according to the Plat thereof, as recorded in Plat Book 111, Page 16, Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: May 19, 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 23, 30, 2025 25-00758K</p>







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ESTATE / ACTIONS / SALES ---

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SECOND INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000806</b> <b>IN RE: ESTATE OF</b> <b>FREDERICK WILLIAM WRIGHT,</b> <b>aka FREDERICK W. WRIGHT,</b> <b>Deceased.</b></p> <p>The administration of the estate of FREDERICK WILLIAM WRIGHT, also known as FREDERICK W. WRIGHT, deceased, whose date of death was July 8, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-1, Bartow, FL 33831. The names and addresses of the curator and the curator's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>		
<p>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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: May 16, 2025.</p> <p><b>Robert D. Hines</b> <b>Curator</b> 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jriviera@hnh-law.com May 16, 23, 202525-00708K</p>		

SECOND INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP001491A000BA</b> <b>IN RE: ESTATE OF</b> <b>FRANK G. FULTON,</b> <b>aka FRANK GRIFFITHS FULTON</b> <b>Deceased.</b></p> <p>The administration of the estate of FRANK G. FULTON, also known as FRANK GRIFFITHS FULTON, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</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 as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: May 16, 2025.</p> <p>Signed on this 29th day of April, 2025.</p> <p><b>IVAN G. DRAGONSWAN A/K/A</b> <b>IVAN GRIFFITHS</b> <b>FULTON DRAGONSWAN</b> <b>Personal Representative</b> 7724 Turnbridge Drive Port Richey, FL 34668 Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter &amp; Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com May 16, 23, 202525-00718K</p>		

SECOND INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP001534A000BA</b> <b>IN RE: ESTATE OF</b> <b>WILLIAM T. DIAKIW</b> <b>Deceased.</b></p> <p>The administration of the estate of WILLIAM T. DIAKIW, deceased, whose date of death was January 20, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is Drawer CC-4, P.O. Box 9000, Bartow, FL 33831-9000. 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 as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</p>		
<p>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 16, 2025.</p> <p><b>Personal Representative:</b> <b>WILLIAM T. DIAKIW, JR.</b> 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Attorney for Personal Representative: DAVID J. WOLLINKA, Attorney Florida Bar Number: 608483 WOLLINKA &amp; WOLLINKA, Attorneys at Law 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Telephone: (727) 937-4177 Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com May 16, 23, 202525-00710K</p>		

SECOND INSERTION		
<p><b>NOTICE OF</b> <b>FORFEITURE COMPLAINT</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>Case No. 532025CA001482A000BA</b> <b>IN RE: FORFEITURE OF THE</b> <b>FOLLOWING DESCRIBED</b> <b>PROPERTY: BINANCE US</b> <b>ACCOUNT UID #55260798</b> <b>CONTAINING MULTIPLE</b> <b>CRYPTOCURRENCY TOKENS,</b> TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAV- ING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE DE- SCRIBED PROPERTY.</p> <p>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</p>		
<p>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.</p> <p>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, 202525-00696K</p>		
SECOND INSERTION		
<p><b>NOTICE OF ACTION FOR</b> <b>EXPEDITED PETITION FOR</b> <b>TERMINATION OF</b> <b>PARENTAL RIGHTS</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>Case No.: 2025DP000056</b> <b>IN THE INTEREST OF:</b> <b>RAVEN JAMES ELSWORTH</b> <b>KEISTER,</b> <b>DOB: 10/11/2013,</b> <b>Minor Child.</b></p> <p>TO: WHITNEY LYNN BAKER a.k.a. WHITNEY LYNN STONE</p> <p>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</p>		
<p>you or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>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.</p> <p>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.</p> <p>Dated: 5/8/25 CLERK OF THE CIRCUIT COURT (SEAL) By: Ivy Gohn Deputy Clerk</p>		
<p>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</p>		

SECOND INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000849</b> <b>IN RE: ESTATE OF</b> <b>DAVID ANDREW CROMWELL,</b> <b>Deceased.</b></p> <p>The administration of the estate of DAVID ANDREW CROMWELL, deceased, whose date of death was July 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-1, Bartow, FL 33831. The names and addresses of the curator and the curator's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>A Personal Representative or cura-</p>		
<p>tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: May 16, 2025.</p> <p><b>Robert D. Hines</b> <b>Curator</b> 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jriviera@hnh-law.com May 16, 23, 202525-00706K</p>		

SECOND INSERTION		
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION <b>Case #.: 2023CA005892000000</b> <b>DIVISION: 15</b> <b>Nationstar Mortgage LLC</b> <b>Plaintiff, -vs.-</b> <b>William Kevin Bishop; Unknown</b> <b>Spouse of William Kevin Bishop;</b> <b>Unknown Parties in Possession</b> <b>#1, if living, and all Unknown</b> <b>Parties claiming by, through, under</b> <b>and against the above named</b> <b>Defendant(s); Unknown Parties</b> <b>in Possession #2, if living, and</b> <b>all Unknown Parties claiming by,</b> <b>through, under and against the</b> <b>above named Defendant(s)</b> <b>Defendant(s).</b></p> <p>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:</p> <p>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.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-328944 FC01 CXE May 16, 23, 202525-00716K</p>		

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 2024CA002499000000</b> <b>AFL HECM LLC,</b> <b>Plaintiff, v.</b> <b>UNKNOWN HEIRS, SPOUSES,</b> <b>BENEFICIARIES, DEWISEES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>LIENORS, CREDITORS,</b> <b>TRUSTEES AND ALL OTHERS</b> <b>WHO MAY CLAIM AN INTEREST</b> <b>IN THE ESTATE OF DORIS</b> <b>LANELL WHITE, DECEASED,</b> <b>et al.</b> <b>Defendants.</b></p> <p>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.</p> <p>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</p>		
<p>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:</p> <p>LOTS 9 AND 10, BLOCK 1, WESTLAKE PARK, ACCORD- ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2223 AVE- NUE E NW, WINTER HAVEN, FL 33880</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: This 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</p>		

SECOND INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>PROBATE FILE NO.</b> <b>532025CP001163A0000BA</b> <b>IN RE: Estate of</b> <b>NORA PALOMBO,</b> <b>Deceased.</b></p> <p>The administration of the estate of Nora Palombo, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 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.</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 as described in ss. 732.216-732.228,</p>		
<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 16, 2025.</p> <p><b>Personal Representative:</b> <b>/s/ Carol Linville</b> <b>Carol Linville</b> 4677 Lathloa Loop Lakeland, FL 33811 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, 202525-00720K</p>		

SECOND INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2025-CP-000483</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>AMY LOU AUER</b> <b>Deceased.</b></p> <p>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</p>		
<p>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.</p> <p>The date of first publication of this notice is May 16, 2025.</p> <p><b>Personal Representative:</b> <b>Dayna Faith Ferrari</b> 168 Crandall Drive Culldon, 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</p>		

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 2024CA002499000000</b> <b>AFL HECM LLC,</b> <b>Plaintiff, v.</b> <b>UNKNOWN HEIRS, SPOUSES,</b> <b>BENEFICIARIES, DEWISEES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>LIENORS, CREDITORS,</b> <b>TRUSTEES AND ALL OTHERS</b> <b>WHO MAY CLAIM AN INTEREST</b> <b>IN THE ESTATE OF DORIS</b> <b>LANELL WHITE, DECEASED,</b> <b>et al.</b> <b>Defendants.</b></p> <p>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.</p> <p>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</p>		
<p>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:</p> <p>LOTS 9 AND 10, BLOCK 1, WESTLAKE PARK, ACCORD- ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2223 AVE- NUE E NW, WINTER HAVEN, FL 33880</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: This 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</p>		



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ESTATE / SALES ---

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SECOND INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:  
**CASE NO.: 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](http://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

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](mailto:eservice@decubaslewis.com)  
24-01896  
May 16, 23, 2025 25-00697K

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:  
**CASE NO.: 2024CA-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](http://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

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](mailto:eservice@decubaslewis.com)  
24-01983  
May 16, 23, 2025 25-00714K

SECOND INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45** IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2022-CC-007182**  
**SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION INC., a Florida Not-For-Profit Corporation,**  
**Plaintiff, v.**  
**COREY BUTLER; UNKNOWN SPOUSE OF COREY J. BUTLER & ANY UNKNOWN PERSON(S) IN POSSESSION,**  
**Defendants.**  
Notice is given that under a Final Summary Judgment dated May 8, 2025, and in Case No. 2022-CC-007182 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION INC., the Plaintiff and COREY J. BUTLER the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at [polk.realforeclose.com](http://polk.realforeclose.com), at 10:00am on August 4, 2025, the following described property set forth in the Final Summary Judgment:  
Lot 51, Southern Dunes Estates Addition, according to the map or plat thereof as recorded in Plat Book 110, Page 47, 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 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](mailto:Pleadings@kwpalaw.com)  
Secondary E-Mail: [office@kwpalaw.com](mailto:office@kwpalaw.com)  
(P) 407-770-0846 (F) 407-770-0843  
Attorney for Plaintiff  
May 16, 23, 2025 25-00722K

SECOND 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,

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](mailto:amy@amyphillipspllc.com)  
May 16, 23, 2025 25-00704K

SECOND 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.  
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](mailto:Scott@srblawyers.com)  
Secondary Email: [Jennifer@srblawyers.com](mailto:Jennifer@srblawyers.com)  
May 16, 23, 2025 25-00711K

SECOND 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,

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](mailto:dpilcher@boginmunns.com)  
Sec. E-Mail: [bmmsservice@boginmunns.com](mailto:bmmsservice@boginmunns.com)  
Addl. E-Mail: [kpilcher@boginmunns.com](mailto:kpilcher@boginmunns.com)  
C251232 (Notice to Creditors)  
May 16, 23, 2025 25-00709K

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 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.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at [www.polk.realforeclose.com](http://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](mailto:ServiceMail@aldridgepite.com)  
1100-811B  
May 16, 23, 2025 25-00699K

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 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.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at [www.polk.realforeclose.com](http://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](mailto:ServiceMail@aldridgepite.com)  
1091-2821B  
May 16, 23, 2025 25-00715K

SECOND 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-

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](http://www.floridapublicnotices.com).

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

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

1837-929