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

MAY 23 - MAY 29, 2025

## 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 SER-VICES, INC. Tel #: 813-697-1791 MV #: MV109797 3D7MS48CX5G747180 2005 RAM 5040.77 Location: 4015 SHADY OAK DR W, LAKELAND, FL

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 commit-tee meeting will be held in conjunction with the regular meeting of the

view 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

District's Board of Supervisors, which regular meeting will be held at the same

date, time and location as the audit re-

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 Physican 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. DeAndra 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,

Dated this 1st day of June, 2025.

May 23, 2025

25-00749K

### FIRST INSERTION 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. Cheyanne 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- $\rm J23AU3M7770515~\$8806.93~STEWART$ AUTO REPAIR 1990 42ND NW 2016 HOND 5FNYF5H59GB017728 \$1715.27 SKY AUTO COLLISION & AUTO RE-PAIR 1914 COUNTRY ROAD 547 N 2016 HYUN KMHTC6AD1GU282950 \$1536.75 2015 JEEP 1C4RJEAG-

2FC721439 \$2464.81 25-00776K May 23, 2025

## FIRST INSERTION

### NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group 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 Physican Group, Inc. at Lake Wales, Polk County, Florida, on 5/15/2025, Polk County, 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 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

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

### 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 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice: 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,

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.

Deceased.

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

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

## duty to discover whether any property held at the time of the decedent s death by the decedent or the decedent s sur-

The personal representative has no

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci-

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

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 Jer-

ry 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 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 Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent

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

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

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

The date of first publication of this notice is May 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@straughnturner.com Secondary E-Mail: ahall@straughnturner.com

## FIRST INSERTION

May 23, 30, 2025

### 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 de-

mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no

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

unless a written demand is made by a creditor as specified under s. 732,2211 Florida Statutes. The written demand must be filed with the clerk.

25-00773K

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

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

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

notice is 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 charlotte@stonelawgroupfl.comSecondary E-Mail:

tami@stonelawgroupfl.com

25-00768K

May 23, 30, 2025

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

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

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

The date of first publication of this notice is 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 ndavid@floridaprobatelawgroup.com

Secondary E-Mail: service@floridaprobatelawgroup.com May 23, 30, 2025

FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

the undersigned, desiring to engage in business under the Fictitious Name of Resale Rangers located at 423 Gleneagles 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

## CALL 941-906-9386

**BUSINESS OBSERVER** 

and select the appropriate County name from the menu option

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### FIRST INSERTION

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

532021CA002401000000 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,

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 HOME-OWNERS' ASSOCIATION, INC.; RIDGEWOOD LAKES MASTER AS-SOCIATION, INC.; JOE G. TEDDER, POLK COUNTY, FLORIDA TAX COL-LECTOR; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING 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 DE-SCRIBED, 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 July 28, 2025, the following described property as set forth in said Order or Final

Judgment, to-wit: LOT 19, THE FOREST AT RIDGEWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 24 THROUGH 26 OF THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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 5/13/25. By: Greg H. Rosenthal Florida Bar No.: 955884 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 1422-179952 / TM1 May 23, 30, 2025 25-00736K

## FIRST INSERTION

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

CASE NO. 2024CA001037000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE COLT 2020-RPL1 TRUST,

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).
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 AS-SOCIATION, NOT IN ITS INDI-VIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE COLT 2020-RPL1 TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD R. ROB-ERTS 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; ROB-ERT JOURET are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest 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

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

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 and best bidder for cash at www.polk. 25-00770K

## **PUBLISH** YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Email legal@businessobserverfl.com



## FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION

CASE NO.

532023CA004121000000 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).

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 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; JEN-NIFER ANDERSON LEEKS; UNKNOWN SPOUSE OF JENNIFER ANDERSON LEEKS; BEVERLY HENRY; UNKNOWN TENANT NO.

1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING 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 DE-SCRIBED, 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, POINCI-ANA 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE, NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED 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

25-00750K

## May 23, 30, 2025

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY,

FLORIDA CASE NO.: 2022CA003358000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, 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).

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 NATION-AL TRUST COMPANY, AS TRUST-EE FOR FREMONT HOME LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SUR-VIVING SPOUSE, GRANTEES,; ; STATE FARM MUTUAL AUTO-MOBILE INSURANCE COMPANY; UNKNOWN TENANT #1 N/K/A ED-WARD OLLINS; UNKNOWN TEN-ANT #2 N/K/A CRAIG WILLIAMS:

WILLIAMSON; LE-

GREGORY

SHONDA V. DILWORTH; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court. Stacv 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

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

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

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA002515000000 CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, VS. TODD JOSEPH BEAUBIEN; JESSICA MARIE BEAUBIEN; UNITED STATES OF AMERICA-DEPARTMENT  ${\bf OF\, HOUSING\, AND\, URBAN}$ DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S)

DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

WHO ARE NOT KNOWN TO BE

Defendant(s) 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 MORT-

GAGE, LLC is the Plaintiff, and TODD JOSEPH BEAUBIEN; JESSICA MA-RIE BEAUBIEN; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVEL-OPMENT; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY. THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDU-AL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk. realforeclose.com on July 8, 2025 at 10:00:00 AM EST the following described 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 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 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

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

CASE NO.: 2023CA006848000000 UNITED WHOLESALE MORTGAGE Plaintiff(s), vs. CARMELO QUIRINDONGO A/K/A CARMELO QUIRINDONGO GONZALEZ A/K/A

CARMELO GONZALEZ; et al.,

**Defendant(s).**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: 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.

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 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.

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

May 23, 30, 2025

TDP File No. 23-001886-1

## FIRST INSERTION

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

CASE NO.: 2022-CA-000489 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST F. Plaintiff, v.

JHON L. CARRILLO, et al., Defendants.

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 highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

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.

Property Address: 711 Benjamin Trail, Davenport, FL 33837 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number

of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim

before the clerk reports the surplus as unclaimed.

25-00737K

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice 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 25-00765K May 23, 30, 2025

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

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION FILE NO.: 2025 CP 001631 IN RE: ESTATE OF GEORGE S. STOUGH, Deceased

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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: Kelli O'Rourke,

Trustee of the GEORGE S. STOUGH REVOCABLE TRUST dtd 06/14/1999 -4412 T Mor Cove,

Oakwood, GA 30566 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against estate of the decedent

other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS AND DE-MANDS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

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

KELLI O'ROURKE, Petitioner

Joseph B. Nagel, Attorney for Petitioner, Florida Bar #94286 Hoffman & 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, 2025 25-00742K

## FIRST INSERTION

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

DIVISION CASE NO. 2024CA003005000000 MIDFIRST BANK, Plaintiff, vs. GERARDO J GONZALEZ RIVERA A/K/A GERARDO J GONZALEZ, et al..

Defendant. To: GERARDO J GONZALEZ RIVE-RA A/K/A GERARDO J GONZALEZ 622 SAMUEL PLACE,  $DAVENPORT, FL\,33837\text{-}0000$ 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 cover-

ing the following real and personal property described as follows, to-wit: LOT 243, WILLIAM'S PRE-SERVE PHASE II-B, ACCORD-ING 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. 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 abovestyled 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.

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

WITNESS my hand and seal of said Court on the 22 day of October, 2024. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) BY: Ashley Saunders Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420

Email: Accounts Payable@mccalla.com23-08110FL 25-00761K May 23, 30, 2025

## FIRST INSERTION

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

DIVISION

CASE NO. 2025CA000265000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.

LANA JEAN CUTTER A/K/A LANA JEAN CUTTER-SEHL, et al., Defendant.

To: ANY AND ALL UNKNOWN PAR-TIES 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 CLAIM-

ADDRESS: UNKNOWN ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CURTIS R. CUTTER A/K/A CUR-TIS 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:

LOTS 9,10, 11 AND 12, BLOCK 1. HALL ESTATE SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any to it on 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.

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

Default Date: June 19, 2025 WITNESS my hand and seal of said Court on the 13 day of May, 2025.

STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY: Asuncion Nieves Deputy Clerk

25-00753K

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, 2025

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH HIDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2024CA004460000000 FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007- FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, Plaintiff, v.

LUIS I. ROBLES, SR; UNKNOWN SPOUSE OF LUIS I. ROBLES, SR; ELIA LAVIDIA MATIENZO; UNKNOWN SPOUSE OF ELIA LAVIDIA MATIENZO; MARIE GATLIN; MELVIN CHARLES CHATTERS; UNKNOWN SPOUSE OF MELVIN CHARLES CHATTERS; JEMELLE S. BROWN; ARATANA HAJIMARI, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

**Defendant.**To the following Defendant(s): MELVIN CHARLES CHATTERS (RESIDENCE UNKNOWN)

UNKNOWN SPOUSE OF MELVIN CHARLES CHATTERS (RESIDENCE UNKNOWN) IEMELLES BROWN

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

THE NORTH 70 FEET OF THE SOUTH 76 FEET OF LOTS 4 AND 5, LESS THE EAST 8 FEET OF SAID LOT 4, BLOCK

13, SILVERCREST SUBDIVI-SION, UNIT TWO, ACCORD-ING 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

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.

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 1st day of April, 2025.

Stacy M. Butterfield As Clerk of the Court (SEAL) By Carolyn Mack As Deputy Clerk

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84. Fort Lauderdale, FL 33324 May 23, 30, 2025 25-00752K

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY

FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA002473000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,

Plaintiff, v. 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, et al., **Defendants.**NOTICE OF SALE PURSUANT TO

CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dat-ed May 8, 2025, issued in and for Polk County, Florida, in Case No. 2024CA002473000000. wherein U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF ANNE HAMMOND, DECEASED, POLK COUNTY, FLORIDA, MICHELLE HAMILTON, MILISSA RILEY, MILA-NIE LEONARD and MICHAEL HAM-MOND are the Defendants.

The Clerk of the Court, STACY BUT-TERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes,

on June 12, 2025, at electronic sale beginning at 10:00 AM, at www.polk. realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 51, GREENTREE SUBDI-VISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 5325 Creek-

mur Drive, Lakeland, FL 33813 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 14th 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 23, 30, 2025

## FIRST INSERTION

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

CASE NO. 2023CA005450000000 TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,

Plaintiff, vs. CHRISTOS HAJIPANAYI, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant 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 NATION-AL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and CHRISTOS HAJIPANAYI; CALABAY PARC TOWER LAKE HOMEOWN-ERS 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:

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

Property Address: 704 EOLA WAY, HAINES CITY, FL 33844 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court 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., 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 2025 25-00760K

FIRST INSERTION

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

Case No. 2024-ca-003409 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. JEREMY PRESSLEY, TIFFANY

PRESSLEY, RENOVATE OPCO TRUST, AND UNKNOWN TENANTS/OWNERS,

Defendants.

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:

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 SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORI-DA, 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.

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.

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

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

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, 2025 25-00767K

## FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No. 2024-CC-008781

WINTRUST SPECIALTY FINANCE, a division of Beverly Bank and Trust Company N.A.,

DYNAMIC DIRECTIONAL BORING, LLC, RICKY J. GEHRET AND INGRID JOHANA GEHRET, **Defendants.** TO: RICKY J. 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 MORITT HOCK & 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

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) /s/ Asuncion Nieves DEPUTY CLERK

EVAN S. ROSNEBERG, ESQ. MORITT HOCK & HAMROFF, LLP Counsel for Plaintiff 8151 Peters Road, Suite 3100 Plantation, Florida 3 324 Tel: (561) 517-5070 erosenberg@moritthock.com jthompson@moritthock.com

25-00760K

3776698v1

May 23, 30, 2025

FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

Case No. 2022CA002957000000

Freedom Mortgage Corporation, Plaintiff, vs. Sonia I. Velazquez, et al.,

Defendants.

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

LOT 74, MARBELLA AT DAV-ENPORT, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 29 AND 30, OF THE PUBLIC RE-

CORDS OF POLK COUNTY, FLORIDA. TAX ID:

FIRST INSERTION

27-27-04-725006-000740 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. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 21-F01525

May 23, 30, 2025 25-00766K

## --- ACTIONS / SALES---

## NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v.

TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others, Defendants

TO DEFENDANTS: 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 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 TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR

POLK COUNTY

CIVIL DIVISION

Case No. 2025-CA-000202

CURRENT RESIDENCE UNKNOWN

You are notified that an action to

foreclose a mortgage on the following

LOT 92, SEYBOLD ON DUN-SON ROAD PHASE SIX, AC-

CORDING TO THE PLAT

THEREOF, RECORDED IN

PLAT BOOK 108, PAGES 3

AND 4, OF THE PUBLIC RE-

CORDS OF POLK COUNTY,

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

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

(COURT SEAL) By: Asuncion Nieves

CLERK OF THE COURT

255 North Broadway

Deputy Clerk

25-00747K

Honorable Stacy M. Butterfield

Bartow, Florida 33830-9000

property in Polk County, Florida:

NEWREZ LLC D/B/A

Plaintiff, vs. ABIGAIL A JACKSON,

TO: ARIEL D CONLEY

ARIEL D CONLEY, et al.

LAST KNOWN ADDRESS

DAVENPORT, FL 33896

SERVICING

Defendants.

336 CELLO ST

FLORIDA.

the Complaint.

impaired, call 711.

Ryan Sutton

Kass Shuler, P.A.,

(813) 229-0900

May 23, 30, 2025

plaintiff's attorney, P.O. Box 800,

Tampa, Florida 33601,

328202/2428416/wlp

Dated: May 6, 2025

SHELLPOINT MORTGAGE

RECORD IN OFFICIAL RE-OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET: THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT

> OF BEGINNING. You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw. com, on or before 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 de-

manded 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: Antionio Sparrow

As Deputy Clerk Sidney L. Vihlen, III, Vihlen & Associates, P.A., the Plaintiff's attorney, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, svihlen@vbvlaw.com May 23, 30, 2025 25-00740K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.:

2025CA-000106-0000-00

PLAINS COMMERCE BANK, Plaintiff, vs. MARLA SCOTT MITCHELL and EAGLE HAMMOCK OF EAGLE LAKE HOMEOWNERS ASSOCIATION, INC.

Defendants.
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 As Deputy Clerk

Hennen Law, PLLC, the Plaintiff's attorney, 425 W. Colonial Drive, Suite 204, Orlando, FL 32804

CLERK OF THE CIRCUIT COURT (SEAL) By: Antonio Sparrow

Michael W. Hennen, Esq., May 23, 30, 2025 25-00739K

## FIRST INSERTION

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

CASE NO.: 2025CA000318000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS.

NICHOLAS WAYNE JACOBO A/K/A NICHOLAS JACOBO; et al., Defendant(s).

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 Jacaranda 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 GIB-SON ESTATES, A SUBDIVI-SION 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 de-

manded 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

ALDRIDGE PITE, LLP, Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1184-2478B

## FIRST INSERTION

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

Case No. 2024CA003510000000 Discover Bank Plaintiff, vs.

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

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

Defendants.

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

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 & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before June 9 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 5-2-25.

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

Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 24-F01920 May 23, 30, 2025 25-00738K

### FIRST INSERTION

### NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Win-slow's Point Community Development District ("District") on June 24, 2025 at 10:00 a.m. at Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on May 23, 2025.

The Rules of Procedure may 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.

Specific 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's Office at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public

hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.
Winslow's Point Community

Development District District Manager May 23, 2025 25-00774K

## FIRST INSERTION

### NOTICE OF SALE **PURSUANT TO CHAPTER 45,** FLORIDA STATUTES

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

CASE NO.: 2024-CA-003702 LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JOSE FLORES F. MONTANEZ, et al.,

Defendant(s). 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 ASSOCIA-TION, 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 cordance 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, 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

25-00758K

### FIRST INSERTION

CORDS BOOK 7709, PAGE 539, CONTINUE SOUTHERLY S36°37'40"E

PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A
DISTANCE OF 617.52 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE  ${\tt S00^{\circ}01^{'}\!49^{''}\!W}$  A DISTANCE OF 1.066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST OF SAID SECTION THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DISTANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTH-EAST 1/4 OF THE NORTH-WEST 1/4 OF SAID SECTION THENCE N00°07'18"W ALONG THE WEST LINE 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 CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID 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 A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE

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

S30°31'03"E

Case No.: 2023CA007016000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE Plaintiff, v.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE HEIR OF HELYN M. PITTS; CLYDE DANIEL BROWN, AS POTENTIAL HEIR OF HELYN M. PITTS CATHERINE ANGELA SELLERS; MARIA T. PATE; ALL 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

commonly known as 336 CELLO ST, DAVENPORT, FL 33896 has been filed against you and you are required to

Defendant.

C/O CAROLINE CARTON (RESIDENCE UNKNOWN)

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

ACCORDING

## FIRST INSERTION

FOR RCF 2 ACQUISITION TRUST,

OF HELYN M. PITTS, DECEASED; YVONNE BROWN, AS POTENTIAL UNKNOWN PARTIES CLAIMING

TENANT #1,

To the following Defendant(s): CLYDE DANIEL BROWN, AS PO-TENTIAL HEIR OF HELYN M. PITTS

lowing described property: THE WEST 54 FEET OF LOT 79 AND THE EAST 20 FEET OF LOT 78, HAVEN HOMES THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 45,

A DISTANCE

PAGES 11. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA a/k/a 2409 W Central Ave, Win-

ter 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,

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Roa Fort Lauderdale, FL 33324 May 23, 30, 2025 25-00751K

## FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

Case No. 2024-CC-008781

WINTRUST SPECIALTY FINANCE, a division of Beverly Bank and Trust Company N.A., Plaintiff, v.
DYNAMIC DIRECTIONAL

BORING, LLC, RICKY J. GEHRET

AND INGRID JOHANA GEHRET, Defendants. 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 MORITT HOCK & 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

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. MORITT HOCK & HAMROFF, LLP

8151 Peters Road, Suite 3100 Plantation, Florida 3 324 Tel: (561) 517-5070 erosenberg@moritthock.com jthompson@moritthock.com 3776699v1

25-00759K

Counsel for Plaintiff

May 23, 30, 2025

(SEAL) By: Asuncion Nieves As Deputy Clerk

Ref# 11321 May 23, 30, 2025 25-00741K

(407) 636-2549 May 23, 30, 2025

Business Observer

OR E-MAIL: legal@businessobserverfl.com

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## SUBSEQUENT INSERTIONS

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

### SECOND INSERTION

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

CASE NO. 2024CA002992000000 VALLEY STRONG CREDIT UNION, Plaintiff, vs.

MELODY RICHARDI A/K/A MELODY MURPHY A/K/A MELODY PATE RICHARDI A/K/A MELODY BURKEY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 14, 2025 in Civil Case No. 2024CA002992000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein VAL-LEY STRONG CREDIT UNION is Plaintiff and Melody Richardi a/k/a Melody Murphy a/k/a Melody Pate Richardi a/k/a Melody Burkey, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of June, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

The North 1/2 of the West 90.00 feet of Lot 9, and the North 1/2 of Lot 10, less additional right-of-way, Block P of W.F. HALLAM & CO'S LAKELAND HIGHLANDS CLUB ACRE LOTS, according to the plat thereof recorded in Plat Book 1, Page 107, of the Public Records of Polk County, Florida;

LESS AND EXCEPT: The West 35.00 feet for road right-of-way. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

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

23-06479FL May 16, 23, 2025 25-00733K

THE ESTATE OF HERBERT G.

HERRMANN JR.; ELIZABETH

RIVER RANCH LAND TRUST

DATED JULY 22, 2005; POLK

LOTS LLC; NEIL LAROSE JR.

aka NEIL J. LAROSE JR.; THE

UNKNOWN SPOUSE OF NEIL

LAROSE JR. aka NEIL J. LAROSE

JR: NEIL J LAROSE SR.: BONNIE LAROSE aka BONNIE L. LAROSE;

and THE UNKNOWN SPOUSE OF

BONNIE LAROSE aka BONNIE L.

TO: THE ESTATE OF HERBERT G.

HERRMANN JR.; whose last known address is 1448~N LAKE SHORE DR,

APT 15C, CHICAGO, IL 60610, but

who has been repeatedly absent from their respective premises' after multiple

attempts, unknown defendants who

may be spouses, heirs, devisees, grant-ees, assignees, lienors, creditors, trust-

ees, and all parties claiming an interest

by, through, under, or against the Defendant, who is not known to be dead or

alive, and all parties having or claiming

to have any right, title or interest in the property described herein.

PARCEL ID: 30-31-21-000000-

LEGAL DESCRIPTION: A par-

cel of land lying and being in

LAROSE, Defendants,

STATE OF FLORIDA

COUNTY OF POLK

PATTESON, AS TRUSTEE OF THE

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

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

CASE NO.: 2025-CA-000874 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. SHERRY L. DROZDA; et al., Defendant(s).

TO: SHERRY L. DROZDA;  $2035~\rm HEMINGWAY~\rm AVE$ HAINES CITY, FL 33844

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

LOT 70, CARIBBEAN COVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 97, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 2035 HEMING-WAY AVE, HAINES CITY, FL 33844 (the "Property") has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before June 13, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on May 7, 2025. STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT (SEAL) By: Asuncion Nieves DEPUTY CLERK

SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff 25-00703K May 16, 23, 2025

## SECOND INSERTION

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

DIVISION CASE NO. 2025CA000645000000 U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. TERESA BONILLA RODRIGUEZ AND JORGE COLON BONILLA,

et. al. Defendant(s),

TO: TERESA BONILLA RODRI-GUEZ, JORGE COLON BONILLA, UNKNOWN SPOUSE OF TERESA BONILLA RODRIGUEZ, UNKNOWN SPOUSE OF JORGE COLON BONIL-

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOT 77 AS SHOWN ON THE PLAT ENTITLED "SOUTH-ERN CROSSING" RECORDED IN PLAT BOOK 177, PAGES 5 AND 6, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before June 13,  $2025/(30~{\rm days}~{\rm from}~{\rm Date}~{\rm of}~{\rm First}~{\rm Publi-}$ cation of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 7 day of May, 2025.

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) BY: ASUNCION NIEVES DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-273942 May 16, 23, 2025 25-00700K SECOND INSERTION

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

POLK COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2024CA002025000000 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.

ANITA D. VAZQUEZ, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 29, 2025 in Civil Case No. 2024CA002025000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein CAR-RINGTON MORTGAGE SERVICES, LLC is Plaintiff and Anita D. Vazquez, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of June, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

LOT 237, WESTRIDGE PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, AT PAGES 25 AND 26, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA.

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

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com

Fla. Bar No.: 146803 23-08656FL

May 16, 23, 2025

**PUBLISH** 

LEGAL NOTICE

**YOUR** 

25-00734K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-000882 IN RE: ESTATE OF LEAH FORD

Deceased. This administration of the estate of LEAH FORD, deceased, whose date of death was June 2, 2023, File Number 25-CP-000882, is pending in the Circuit Court for POLK, County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer J141; Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

IN ADDITION TO THE TIME LIM-ITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: May 16, 2025

## /s/ HATTIE ELIZABETH MCMANUS

## PERSONAL REPRESENTATIVE

/s/ Diane Patrick DIANE PATRICK, ESQ. Attorney for Petitioner FL Bar No. 1016711 Patrick Law PLLC 1550 W Cleveland St. Suite 25 Tampa, FL, 33606

(813) 419-2953 diane@dpatricklaw.com

May 16, 23, 2025 25-00719K

### SECOND INSERTION

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP004114 **Division Probate** IN RE: ESTATE OF MARVIN V. CHANDLER a/k/a MARVIN VICTOR CHANDLER Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Marvin V. Chandler a.k.a. Marvin Victor Chandler, Deceased, whose date of death was July 1, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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:

Sabrina I. Johnson Chandler 963 Ladera Ranch Road Kissimmee, Florida 34759

Attorney for Personal Representative: Daniel S. Henderson E-mail Addresses: dan@hendersonsachs.com, ana@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs, P.A. 8240 Exchange Drive, suite C6 Orlando, Florida 32809 Telephone: (407) 850-2500 May 16, 23, 2025 25-00707K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000767 IN RE: ESTATE OF NORMA MAE MCCUEN,

Deceased. The administration of the estate of

NORMA MAE MCCUEN, deceased, whose date of death was March 4, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is: May 16, 2025.

TAMI MCCUEN

Personal Representative 2413 Sand Crane Trail Lakeland, FL 33810

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com May 16, 23, 2025 25-00705K

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FOURTH INSERTION

NOTICE OF ACTION -Polk County, Florida more par-CONSTRUCTIVE SERVICE ticularly described as follows IN THE CIRCUIT COURT OF THE The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of TENTH JUDICIAL CIRCUIT the Southeast ¼ of the Northeast IN AND FOR POLK COUNTY,  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section FLORIDA 21, Township 31 South, Range CIVIL DIVISION 30 East. Less a 1/2 interest in Case No: 25-CA-000868 the oil, gas, and mineral rights thereon (see O.R. Book 10552, Page 1982, Polk County, Florida). RJ LOTS LLC, a Florida Limited Liability Company;

PARCEL ID: 30-31-21-000000-

011290 LEGAL DESCRIPTION: A parcel of land lying and being in Polk County, Florida more particularly described as follows: The North ½ of the West ½ of the Northeast ¼ of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 21, Township 31 South, Range 30 East. Less a 1/2 interest in the oil, gas, and mineral rights thereon (see O.R. Book 10552, Page 1982, Polk County, Flori-

PARCEL ID: 30-31-21-000000-

Parcel 3:

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

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd. Suite 805 Tampa, FL 33618, on or before June 2, 2025 (no later than 28 days from the date of the first publication of this notice of action) and file the original with the clerk of this court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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 sched-uled appearance is less than 7 days; if you are hearing or voice impaired,

Done on this 15th day of April 2025. DATED on April 23, 2025

STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By: Carolyn Mack As Deputy Clerk STACY M. BUTTERFIELD, CPA As Clerk of the Court Civil Division 255 N. Broadway Ave. Bartow, FL 33830

Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 2901 W. Busch Blvd. Suite 805 Tampa, FL 33618 Phone: (813) 480-2106 E-service:

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Business Observer

**POLK COUNTY** 

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2025-CP-000806 IN RE: ESTATE OF FREDERICK WILLIAM WRIGHT, aka FREDERICK W. WRIGHT, Deceased.

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.

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

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

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. ALL CLAIMS NOT FILED WITHIN

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

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

The date of first publication of this notice is: May 16, 2025. Robert D. Hines

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

May 16, 23, 2025

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001491A000BA IN RE: ESTATE OF FRANK G. FULTON, aka FRANK GRIFFITHS FULTON Deceased.

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

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

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

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

25-00708K

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

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

The date of first publication of this notice is: May 16, 2025.

Signed on this 29th day of April,

IVAN G. DRAGONSWAN A/K/A IVAN GRIFFITHS FULTON DRAGONSWAN Personal Representative 7724 Turnbridge Drive

Port Richey, FL 34668 Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com May 16, 23, 2025 25-00718K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001534A000BA IN RE: ESTATE OF WILLIAM T. DIAKIW Deceased.

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

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 REFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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: WILLIAM T. DIAKIW, JR. 10015 Trinity Blvd., Suite 101

Trinity, FL 34655 Attorney for Personal Representative: DAVID J. WOLLINKA, Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA, Attorneys at Law 10015 Trinity Blvd., Trinity, FL 34655Telephone: (727) 937-4177 Fax: (727) 478-7007

E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com May 16, 23, 2025 25-00710K

LV20906\_V1



**Email your Legal Notice** legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

### SECOND INSERTION

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

Case No. 532025CA001482A000BA IN RE: FORFEITURE OF THE FOLLOWING DESCRIBED PROPERTY: BINANCE US ACCOUNT UID #55260798 CONTAINING MULTIPLE CRYPTOCURRENCY TOKENS,

TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAV-ING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE DE-SCRIBED PROPERTY.

Notice is given pursuant to  $\S 932.701$ to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney

General, Department of Legal Affairs ("SOF, OAG, DLA") and the Florida Office of Financial Regulation ("OFR") seized the above-described property. The Court has issued an Order Finding Probable Cause. All Persons or entities who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than June 4, 2025. Failure to file your defenses will result in a default being entered against you.

Kathleen M. Savor Assistant Attorney General Florida Bar No. 0139114 Office of the Attorney General 110 SE 6th St, 10th Floor Fort Lauderdale, FL 33301 (954) 712-4611 May 16, 23, 2025

25-00696K

## SECOND INSERTION

NOTICE OF ACTION FOR EXPEDITED PETITION FOR TERMINATION OF PARENTAL RIGHTS

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

Case No.: 2025DP000056 IN THE INTEREST OF: RAVEN JAMES ELSWORTH KEISTER, DOB: 10/11/2013,

Minor Child. TO: WHITNEY LYNN BAKER a.k.a. WHITNEY LYNN STONE

YOU ARE NOTIFIED that an action for Expedited Termination of Parental Rights has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Grant D. Lyons, Esq., Attorney for the Father, whose mailing address is P.O. Box 87, Highland City, Florida 33846, email: service@lyonslawfl.com on or before 6/11/25 @ 8:30am, and file the original with the Clerk of this Court at 255 N. Broadway Ave., Bartow, Florida 33830, before service on

you or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

Dated: 5/8/25 CLERK OF THE CIRCUIT COURT (SEAL) By: Ivy Gohn

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, 2025

25-00727K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000849 IN RE: ESTATE OF DAVID ANDREW CROMWELL, Deceased.

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

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

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

A Personal Representative or cura-

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is: May 16, 2025.

### Robert D. Hines Curator

1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100

Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

May 16, 23, 2025 25-00706K

## SECOND INSERTION

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

Case #: 2023CA005892000000 DIVISION: 15 Nationstar Mortgage LLC

Plaintiff, -vs.-William Kevin Bishop; Unknown Spouse of William Kevin Bishop; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA005892000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and William Kevin Bishop are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose. com at 10:00 A.M. on October 7, 2025, the following described property as set forth in said Final Judgment, to-wit:

TRACT #18: THE SOUTH 107.87 FEET OF THE NORTH 780.09 FEET OF THE WEST 435.00 FEET OF THE EAST 910.00 FEET OF THE SOUTH-

WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE WEST 30.00 FEET FOR ROAD RIGHT OF WAY.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-328944 FC01 CXE

25-00716K

May 16, 23, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION PROBATE FILE NO. 532025CP001163A000BA IN RE: Estate of NORA PALOMBO,

Deceased. 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.

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

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representative: /s/ Carol Linville Carol Linville 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 25-00720K May 16, 23, 2025

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000483

**Division: Probate** IN RE: ESTATE OF AMY LOU AUER Deceased.

The administration of the estate of Amy Lou Auer, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Polk County Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is

made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this notice is May 16, 2025.

### Personal Representative: Davna Faith Ferrari 168 Crandall Drive

Culloden, West Virginia 25510 Attorney for Personal Representative: SOUTHERN ATLANTIC LAW GROUP, PLLC /s/ Stephen H. Bates Stephen H. Bates Esq. Florida Bar No.: 58197 290 1st Street S. Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500 Email Addresses: Stephen@southernatlanticlaw.com Sandy@southernatlanticlaw.com pleadings@southernatlanticlaw.com May 16, 23, 2025

## 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 CIRCUIT CIVIL DIVISION CASE NO.: 2024CA002499000000 AFL HECM LLC, Plaintiff, v.

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DORIS LANELL WHITE, DECEASED,

Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated May 8, 2025, issued in and for Polk County, Florida, in Case No. 2024CA002499000000, wherein AFL HECM LLC is the Plaintiff, and UN-KNOWN HEIRS, SPOUSES, BENEFI-CIARIES, DEVISEES, 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, AL-LEN BOYNE, CHRISTOPHER DA-VID 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 CIR-CUIT COURT IN AND FOR POLK COUNTY, CAPITAL ONE BANK (USA), N.A. and CITY OF WINTER HAVEN, A FLORIDA MUNICIPAL CORPORATION are the Defendants.

The Clerk of the Court, STACY BUT-TERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on June 12, 2025, at electronic sale

beginning at 10:00 AM, at www.polk. realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOTS 9 AND 10, BLOCK 1, WESTLAKE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2223 AVE-NUE E NW, WINTER HAVEN,

FL 33880 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SUR-

PLUS AS UNCLAIMED.

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

Dated: This 13th day of May, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529

E-Mail: Matthew@HowardLaw.com May 16, 23, 2025 25-00725K

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

### SECOND INSERTION

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

CASE NO. 2024CA003059000000 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK  ${\bf TRUST\ COMPANY,\ N.A.\ AS}$ SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, **SERIES 2006-RS2,** 

CHRISTOPHER GIBBS AND JANET GIBBS, et. al.

TO: CHRISTOPHER GIBBS, JANET GIBBS,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property:

LOT 91, OF LEGACY PARK PHASE ONE, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT ROOK 125, AT PAGE 3 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 6-5-25 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this  $29~\mathrm{day}$  of April, 2025.

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

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

May 16, 23, 2025 25-00701K

### SECOND INSERTION

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

File No. 53-2025-CP-001542-A000-BA PROBATE DIVISION IN RE: ESTATE OF JOSEPH VINCENT MCDONOUGH, JR., Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Jospeh Vincent McDonough, Jr., deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

ALL CLAIMS WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR-EVER BARRED.

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

The date of first publication of this notice is May 16, 2025.

### **Personal Representative:** Linda McDonough 5564 Summerland Hills Circle

Lakeland, Florida 33812 Attorney for Personal Representatives Carol J. Wallace Attorney for Personal Representative Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287

Fax: (863) 682-7385 E-Mail: cwallace@mclements.com 2nd E-Mail:

abaustert@mclements.com 25-00729K May 16, 23, 2025

### SECOND INSERTION

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

LOAN FUNDER LLC, **SERIES 50974**, Plaintiff, vs. ARG ELITE GLOBAL INVESTMENTS ENTERPRISE INC., an Ohio Corporation, registered as a foreign Corporation in the State of Florida; ZAKI OLA YEMI: UNKNOWN TENANT NO. 1: and UNKNOWN TENANT NO. 2,

**Defendants.**TO: ARG ELITE GLOBAL INVEST-Corporation in the State of Florida residence is unknown

Last Known Address: 644 Caribou residence is unknown

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

Neighborhood 3, Village 3, according to the plat thereof as recorded in Plat Book 52, Page 19, Public Records of Polk County,

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to 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

## SECOND INSERTION

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

FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA004879 CERBERUS INVESTMENT LLC, Plaintiff, v.

HUBERT CONNER and BETTY CONNER, Defendants.

TO: BETTY CONNER 380 W. DAVIS AVE LAKE ALFRED, FL 33850 HUBERT CONNER 380 W. DAVIS AVE LAKE ALFRED, FL 33850

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

THE FOLLOWING SCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT: LOT 91, SECOND REPLAT OF ECHO TERRACE, AN AD-DITION TO LAKE ALFRED, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street,

Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 n Broadway Ave, Bartow, FL 33830 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

Dated this 17th day of March 2025 Stacy M. Butterfield Clerk of the Circuit Court /s/Stacy M. Butterfield Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205 Phone Number: (904) 389-6202 May 16, 23, 30; June 6, 2025

25-00717K

## SECOND INSERTION

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

CASE NO.: 2025-CA-000779 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

JEFFREY C. DOLBIER A/K/A JEFFREY C. DOLBIER, JR., et al., Defendants. TO: Jeffrey C. Dolbier a/k/a

Jeffrey C. Dolbier, Jr. 2664 Canal Road Lake Wales FL 33898 Unknown Spouse of Jeffrey C. Dolbier a/k/a Jeffrey C. Dolbier, Jr. 2664 Canal Road Lake Wales FL 33898 Unknown Party in Possession 1

2664 Canal Road Lake Wales FL 33898 Unknown Party in Possession 2 2664 Canal Road Lake Wales FL 33898

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

The East 494 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 28 South, Range 28 East, Less and Except the South 944.25 feet of the West 329.33 feet of the East 494 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 28 South, Range 28 East, Polk County, Florida, Together with an easement for ingress and egress over the South 150 feet of the East 494 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 28 South, Range 28 East, Polk

County, Florida. Together with a mobile home with

VIN #s HMLCP28222005928A & HMLCP28222005928B; Title #'s 49155663 and 49175460; RP#12683361 and 12683360.

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

Default Date June 9 2025 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 2 day of May, 2025.

Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida (SEAL) By: Antonio Sparrow DEPUTY CLERK Anthony R. Smith, Esquire,

the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 25-00702K May 16, 23, 2025

CIVIL DIVISION

CASE NO.: 2025-CA-000235

MENTS ENTERPRISE INC., an Ohio Corporation, registered as a foreign Last Known Address: 644 Caribou Court, Kissimmee, FL 34759 and whose TO: ZAKI OLA YEMI

Court, Kissimmee, FL 34759 and whose

Lot 8, Block 131, Poinciana,

Florida.

Property address is commonly known as: 644 Caribou Court, Poinciana, FL 34759 Parcel Identification Number: 28-27 24-934010-131080

impaired, call 711.

WITNESS my hand and the seal of this Court this 6 day of May, 2025.
CLERK OF THE COURT

Stacy M. Butterfield (SEAL) By: Asuncion Nieves As Deputy Clerk Tiffani N. Brown, Esquire, of

Tiffani N. Brown Law, PLLC, Attorney for Plaintiff. 12574 Flagler Center Blvd., Suite 101, Jacksonville, FL 32258 May 16, 23, 2025 25-00726K

## SECOND INSERTION

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

CASE NO. 2024CA003330000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, **SERIES 2021-2,** 

Plaintiff, vs. MARY F. ALEXANDER, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated April 17, 2025, and entered in 2024CA003330000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORT-GAGE CORPORATION, AS TRUST-EE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 is the Plaintiff and MOSES ALEXANDER: MARY F. ALEXANDER; POLK COUNTY, FLORIDA; GOODLEAP, LLC F/K/A LOANPAL, LLC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk. realforeclose.com, at 10:00 AM, on June 02, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK D, VALEN-CIA HILLS SUBDIVISION, HAINES CITY, FLORIDA, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 1304 AV-ENUE N, HAINES CITY, FL 33844

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 13 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 23-169695 - NaC

25-00724K

## SECOND INSERTION

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

FLORIDA CASE NO.: 2024-CA-002179 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v.

JOEL M. PEREZ, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 20, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk

County, Florida, to wit: Lot 20, HAMPTON ESTATES PHASE 2, VILLAGE 6, according to the map or plat thereof, as recorded in Plat Book 122, Pages 29 and 30, of the Public Records of Polk County, Florida

Property Address: 189 Emeraldview Avenue, Davenport, FL pursuant to the Final Judgment of Foreclosure entered in a case pending

in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim

before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 13th day of

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 25-00723K May 16, 23, 2025

## SECOND INSERTION

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

DIVISION CASE NO. 2024-CC-005898 LAKE MARION GOLF RESET HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. PATRICK D. JOHNSON, ET AL.,

DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 6, 2025, and entered in Case No. 2024-CC-005898 of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein LAKE MARION GOLF RESORT HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and PATRICK D. JOHNSON and UNKNOWN SPOUSE OF PATRICK D. JOHNSON are Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash: [ ] www.polk. realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 10TH day of June, 2025 the following described property as set forth in said Final Judgment, to wit: Lot 97 of LAKE MARION GOLF

RESORT, according to the Plat

thereof as recorded in Plat Book

112, Pages 35-38, of the Public

Records of Polk County, Florida.

A/K/A: 706 Lake Marion Gold

Resort Dr., Kissimmee, FL 34759 A PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIX-

TY (60) DAYS AFTER THE SALE. I HEREBY CERTIFY a copy of the foregoing was served by first class United States mail or e-mail to Patrick D. Johnson, 706 Lake Marion Gold Resort Dr., Kissimmee, FL 34759 and Unknown Spouse of Patrick D. Johnson, 706 Lake Marion Gold Resort Dr., Kissimmee, FL 34759, on this 13rd day of May, 2025.

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

Attorneys for Plaintiff 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com BY: K. Joy Mattingly Florida Bar #17391 L32803/426367/26724116 25-00731K May 16, 23, 2025

# **PUBLISH YOUR** LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

• We offer an online payment portal for easy credit card payment

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Email legal@businessobserverfl.com



POLK COUNTY

### 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 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 HA-VEN, FL 33881

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING AFTER THE SALE, YOU

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

Plaintiff, vs. ADONYS J. ROMAN; FLORIDA

CORPORATION; UNKNOWN

TENANT IN POSSESSION OF THE

NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered

in the above styled cause now pend-

ing in said court and as required by

Florida Statute 45.031(2), STACY M.

BUTTERFIELD, CPA as the Clerk of

the Circuit Court shall sell to the high-

est and best bidder for cash electroni-

cally at www.polk.realforeclose.com at, 10:00 AM on the 10 day of June, 2025,

the following described property as set

BONNY HEIGHTS, ACCORD-

ING TO THE PLAT THERE-

OF, AS RECORDED IN PLAT

BOOK 35, PAGE 24, OF THE

PUBLIC RECORDS OF POLK

PROPERTY ADDRESS: 2153 MONTICELLO AVE, LAKE-

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS RE-

MAINING AFTER THE SALE, YOU

MUST FILE A CLAIM WITH THE

NOTICE OF SALE

UNDER E.S. CHAPTER 45

IN THE COUNTY COURT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO. 2022-CC-007182

SOUTHERN DUNES MASTER

COMMUNITY ASSOCIATION

COREY BUTLER; UNKNOWN

SPOUSE OF COREY J. BUTLER &

Notice is given that under a Final Sum-

mary 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, Flor-

ida, in which SOUTHERN DUNES

MASTER COMMUNITY ASSOCIA-

TION 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, at 10:00am on Au-

gust 4, 2025, the following described

property set forth in the Final Summary

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 UNKNOWN PERSON(S) IN

INC., a Florida Not-For-Profit

Corporation,

POSSESSION,

Defendants.

Judgment:

Plaintiff, v.

COUNTY, FLORIDA.

LAND, FL 33801

forth in said Final Judgment, to wit: LOT 10, BLOCK 2, OF LAKE

U.S. BANK NATIONAL

HOUSING FINANCE

SUBJECT PROPERTY,

ASSOCIATION,

Defendants.

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 33310Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01896

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

If you are a person with a disability

who needs any accommodation in or-der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830. (863)

534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you

are hearing or voice impaired, call 711.

Dated this 08 day of May 2025.

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

Submitted by: De Cubas & Lewis, P.A.

Fort Lauderdale, FL 33310  $\,$ 

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

eservice@decubaslewis.com

R. JUD. ADMIN 2.516

May 16, 23, 2025

days after the sale.

call 711.

May 2025.

By: /s/ Karen J. Wonsetler

WONSETLER & WEBNER, P.A.

(P) 407-770-0846 (F) 407-770-0843

How much do legal notices cost?

717 North Magnolia Avenue

Primary E-Mail for service:

Pleadings@kwpalaw.com

Karen J. Wonsetler, Esq.

Florida Bar No. 140929

Orlando, FL 32803

Secondary E-Mail:

office@kwpalaw.com

Attorney for Plaintiff

May 16, 23, 2025

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

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

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

WITNESS my hand this 12th day of

25-00714K

Bar Number: 93156

PO Box 5026

24-01983

SECOND INSERTION

25-00697K

May 16, 23, 2025

THE SURPLUS.

SECOND INSERTION

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 represen-tative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this

Fuata Mills

notice is May 16, 2025. Personal Representative: /s/ 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

25-00704K May 16, 23, 2025

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

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

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

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

The date of first publication of this notice is May 16, 2025.

ANGEL LOPEZ DE VICTORIA,

Personal Representative

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

Jennifer@srblawvers.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 attornev are set forth below

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

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

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

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

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

The date of first publication of this notice is May 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  $\hbox{E-Mail: dpilcher@boginmunns.com}$ Sec. E-Mail: bmmservice@boginmunns.com

Addl. E-Mail: kpilcher@boginmunns.com C251232 (Notice to Creditors)

May 16, 23, 2025 25-00709K

To publish your legal notice email:

## 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 HOMEOWN-ERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

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

LOT 83, ESTATES OF LAKE ST. CHARLES, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 124, PAGE(S) 5 AND 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 9th day of May, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 John J. Cullaro, FL Bar No. 66699 2025.05.09 10:02:23-04'00' By: FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1100-811B May 16, 23, 2025

25-00699K

## 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  $\mathbf{INDIVIDUAL}\,\mathbf{DEFENDANT}(\mathbf{S})$ 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 PORTFO-LIO SERVICING, INC. is the Plaintiff, and MAURICE WILLIAMS; UNKNOWN SPOUSE OF MAURICE WILLIAMS; SOUTHERN DUNES MASTER COMMUNITY ASSOCIA-TION, INC.; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDU-AL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST

GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Stacy M.

Butterfield, CPA will sell to the highest bidder for cash at www.polk. realforeclose.com on June 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, RE-CORDED 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: Service Mail@aldridgepite.com1091-2821B

## SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCIT 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 Mav 1, 2025, in Case No.: 2024-CA-003119 of the Circuit Court in and for Polk County, Florida, wherein WINTER RIDGE CONDOMINIUM HOME-OWNERS 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 cordance with Section 45.031. Florida

Final Judgment of Foreclosure: Condominium Parcel No. of WINTER RIDGE CONDO-MINIUM, according to the Declaration of Condominium there-

Statutes, on June 30, 2025, the follow-

ing described property set forth in the

of, recorded in Official Records Book 3047, at Page 2235, of the Public Records of Polk County, Fiorida 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

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25-00722K

the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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