

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of Wilson Rodriguez and Jorge Diaz Nieves will on the 12th day of June 2025, at 10:00 a.m., on property at 48 Azalea Drive, Lot #48-AZ, Winter Haven, Polk County, Florida 33881, in Lucerne Lakeside, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make:  
1966 LIBT Mobile Home  
VIN No.: G1193  
Title No.: 2199848  
And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303

May 30; June 6, 2025 25-00784K

FIRST INSERTION

**Fictitious Name Notice**

Notice is hereby given that 4199 H27 DAVENPORT HOLDINGS LLC, desiring to engage in business under the fictitious name of Stayable Davenport located at 44199 Highway 27, Davenport, FL 33897 intends to register the said name in Polk county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 30, 2025 25-00785K

FIRST INSERTION

**Fictitious Name Notice**

Notice is hereby given that 4199 H27 DAVENPORT HOLDINGS LLC, desiring to engage in business under the fictitious name of Sunset Palm Hotel located at 44199 Highway 27, Davenport, FL 33897 intends to register the said name in Polk county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 30, 2025 25-00786K

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 Davenport under which (we are) engaged in business at 2221 North Blvd W in Davenport, FL 33837-8990. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Davenport, Polk County, Florida, on 5/16/2025, Polk County, Davenport, FL.

May 30, 2025 25-00790K

FIRST INSERTION

**Fictitious Name Notice**

Notice is hereby given that True Time-share Realty LLC<sup>TM</sup>, desiring to engage in business under the fictitious name of True Timeshare located at PO Box 2016 Auburndale, FL 33823 intends to register the said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 30, 2025 25-00791K

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 33525-5222. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Lake Wales, Polk County, Florida, on 5/23/2025, Polk County, Lake Wales, FL.

May 30, 2025 25-00805K

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 Splatter and Pour located at TBD in the City of Lakeland, Polk County, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of May, 2025.

Ashley E Siragusa  
May 30, 2025 25-00792K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Rosel Jovin Aspillaga will engage in business under the fictitious name ROSEL JOVIN ASPILLAGA, with a physical address 235 WEST HARBORD ST LAKE ALFRED, FL 33850, with a mailing address 235 WEST HARBORD ST LAKE ALFRED, FL 33850, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 30, 2025 25-00796K

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 Dirty Paws located at 170 Bergen Circle in the City of Auburndale, Polk County, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of May, 2025.

Joseph Sansone  
May 30, 2025 25-00810K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 06/13/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 SKYL mobile home bearing vehicle identification number SF1123E and all personal items located inside the mobile home. Last Tenant: Juan Valentino Montanez. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

May 30; June 6, 2025 25-00812K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of CHARLES BROWN, if deceased any unknown heirs or assigns, will, on June 12, 2025, at 10:00 a.m., at 4632 Armitage Place, Lot #159, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1990 CHAN MOBILE HOME, VIN: CH11394A, TITLE NO.: 0049222830, and VIN: CH11394B, TITLE NO.: 0049222832 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#11096-1017)

May 30; June 6, 2025 25-00803K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 06/13/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2002 SKYL mobile home bearing the vehicle identification numbers 9P610408PA and 9P610408PB and all personal items located inside the mobile home. Last Tenant: Latisa Monique Harris and Terry Jackson. Sale to be held at: Palm Key Village, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

May 30; June 6, 2025 25-00804K

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

**File No. 2025-CP-001355**

**Division 14**

**IN RE: ESTATE OF LORENZO ORLANDO THOMPSON Deceased.**

The administration of the estate of Lorenzo Orlando Thompson, deceased, whose date of death was June 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is May 30, 2025.

**Personal Representative:**

**Debra Thompson**

314 Canning Plant Rd, Lot B  
Seffner, Florida 33584

Attorney for Personal Representative:  
R. Nadine David, Esq.  
Florida Bar Number: 89004  
Florida Probate Law Group  
P.O. Box 141135  
Gainesville, Florida 32614  
Telephone: (352) 354-2654  
Fax: (866) 740-0630  
E-Mail: ndavid@floridaprobatelawgroup.com  
Secondary E-Mail: service@floridaprobatelawgroup.com  
May 30; June 6, 2025 25-00782K

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

**File No. 532025CP001221A000BA**

**IN RE: ESTATE OF JULIE LEE MILLS Deceased.**

The administration of the estate of JULIE LEE MILLS, deceased, whose date of death was February 5, 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

The date of first publication of this notice is May 30, 2025.

**Personal Representative:**

**CAROLYN D. HALL**

17065 Hwy 106  
Eastanollee, Georgia 30538

Attorney for Personal Representative:  
LORI VELLA, Attorney

Florida Bar Number: 356440  
Law Office of Lori Vella, PLLC  
14502 North Dale Mabry Highway, Ste. 200  
Tampa, FL 33618  
Telephone: (888) 778-0063  
E-Mail: AttorneyLori@lorivella.com  
May 30; June 6, 2025 25-00781K

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

**File No. 25-CP-001548**

**IN RE: ESTATE OF BRANDON MICHAEL BAILEY, aka BRANDON MICHAEL BAILEY, Deceased.**

The administration of the estate of BRANDON MICHAEL BAILEY, also known as BRANDON MICHAEL BAILEY, deceased, whose date of death was March 10, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, 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.

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

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

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

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

The date of first publication of this notice is: May 30, 2025.

**VERONICA BAILEY**

**Personal Representative**

1100 Redondo Drive  
Woodway, TX 76712

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 30; June 6, 2025 25-00789K

FIRST INSERTION

**NOTICE TO CREDITORS**

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

**File Number: : 2025CP-001490A000BA**

**Probate Division**

**IN RE: ESTATE OF SALLY ADAMS WARNER, Deceased**

The estate of Sally Adams Warner, deceased, File Number 2025CP-001490A000BA, is pending in the Circuit Court for Polk County, Florida, 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is May 30, 2025.

All creditors and those having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of 3 months after the date of the first publication of this notice or 30 days after the

date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the above-named court within 3 months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED 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.

**Personal Representative**

**Whitney Warner**

2667 Oneida Street  
Sauguoit, New York 13456

Krista Mahalak  
Florida Bar No. 78231  
Peterson & Myers, P.A.  
P.O. Box 7608  
Winter Haven, FL 33883 Telephone (863) 294-3360  
kmahalak@petersonmyers.com  
dhughes@petersonmyers.com  
Attorneys for Personal Representative  
May 30; June 6, 2025 25-00788K

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

**File No. 2024CP004304**

**Division Probate**

**IN RE: ESTATE OF PETER MARTIN MERCADO A/K/A PETER M. MERCADO Deceased.**

The administration of the Estate of PETER MARTIN MERCADO a.k.a. PETER M. MERCADO, deceased, whose date of death was November 11, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 30, 2025.

**Personal Representative:**

**Michelle Elise Whittingham**

**a/k/a Michelle E. Whittingham**

555 Tapatio Lane  
Kissimmee, FL 34759

Attorney for Personal Representative:  
Daniel S. Henderson, Esq.  
E-Mail Addresses:  
Dan@hendersonsachs.com  
michael@hendersonsachs.com  
Florida Bar No. 725021  
Henderson Sachs PA  
8240 Exchange Drive Ste., C6  
Orlando, FL 32809  
Telephone: 4078502500  
May 30; June 6, 2025 25-00795K

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

**File No. 532025CP001413A000BA**

**IN RE: ESTATE OF BETTY LOU TPLEY Deceased.**

The administration of the Estate of Betty Lou Topley, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025.

**Personal Representative:**

**Mollie Taylor**

801 S Galena Avenue  
Minneola, Florida 34715

Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
At Cause Law Office, PLLC  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atacauselaw.com  
Secondary E-Mail: ashley.cribbis@atacauselaw.com  
May 30; June 6, 2025 25-00798K

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

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

Rarely do consumers specifically search online for public notices.

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

- Call **941-906-9386**  
and select the appropriate County name from the menu option  
or email **[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)**

# Business Observer

V20878 V22

District Manager  
May 30, 2025 25-00815K

# SAVE TIME



SARASOTA • MANATEE  
HILLSBOROUGH • PASCO  
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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

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FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA <b>Case No. 2025CP001731A000BA</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>TERESA ANN AKE</b> <b>A/K/A TERESA AKE</b> <b>Deceased.</b></p> <p>The administration of the Estate of Teresa Ann Ake a/k/a Teresa Ake, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</p>	<p>creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 30, 2025.</p> <p><b>Personal Representative:</b> <b>William John Ake</b> 13014 Wanesta Dr. Poway, CA 92064</p> <p>Attorney for Personal Representative: Daniel Medina, B.C.S., Attorney Florida Bar No. 0027553 Linda M. Schultz, Esq. Florida Bar No. 1008259 MEDINA LAW GROUP, P.A. 425 S. Florida Ave., Ste. 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com; linda@medinapa.com Secondary E-Mail: sam@medinapa.com May 30; June 6, 2025      25-00808K</p>

FIRST INSERTION	
<p><b>CLEAR SPRINGS</b> <b>STEWARDSHIP DISTRICT</b> <b>NOTICE OF THE DISTRICT'S</b> <b>INTENT TO USE</b> <b>THE UNIFORM METHOD</b> <b>OF COLLECTION OF</b> <b>NON-AD VALOREM SPECIAL</b> <b>ASSESSMENTS</b></p> <p>Notice is hereby given that the Clear Springs Stewardship District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on <b>June 27, 2025 at 1:00 p.m., at 105 Spirit Lake Rd., Winter Haven, Florida 33880.</b></p> <p>The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District.</p> <p>The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, recreational facilities, stormwater management improvements, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District.</p> <p>Owners of the properties to be as-</p>	<p>sessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.</p> <p>There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.</p> <p>A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p> <p>District Manager May 30; June 6, 13, 20, 2025      25-00802K</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2022-CA-003603</b> <b>CALABAY PARC HOMEOWNERS</b> <b>ASSOCIATION, INC., a Florida</b> <b>non-profit corporation,</b> <b>Plaintiff, vs.</b> <b>ASHRAF SOLIMAN, individually;</b> <b>OLIVIA BOTROS, individually;</b> <b>Defendants.</b></p> <p>NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 7, 2025, and Order Resetting Foreclosure Sale date May 19, 2025, and entered in Case Number: 2022-CA-003603, of the Circuit Court in and for Polk County, Florida, wherein CALABAY PARC HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ASHRAF SOLIMAN, individually; OLIVIA BOTROS, individually; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 20th day of June, 2025 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:</p> <p>Property Address: 208 Plumoso Loop, Davenport, Florida 33897 Property Description: LOT 175, CALABAY PARC, UNIT TWO, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGES 46 AND 47, OF THE PUBLIC RECORDS OF POLK</p>	<p>COUNTY, FLORIDA.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>/s/ John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Arthur Barksdale Florida Bar No.: 0040628 Rebecca Blechman Florida Bar No.: 0121474 Nelson Crespo Florida Bar No.: 0121499 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Shelby Pfannerstill Florida Bar No.: 1058704 Toby Snively Florida Bar No.: 0125998 DI MASI   BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph. (407) 839-3383 Fx. (407) 839-3384 Service E-Mail: JDLaw@Orlando-Law.com Attorney for Plaintiff, Association May 30; June 6, 2025      25-00807K</p>

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File Number:</b> <b>2025CP001466A000BA</b> <b>IN RE: ESTATE OF</b> <b>LUCILLE M. PRYCE,</b> <b>Deceased.</b></p> <p>The administration of the Estate of Lucille M. Pryce, Deceased, whose date of death was March 25, 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 for said Estate and the Attorney for said Personal Representative are respectively set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION</p>	<p>OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.</p> <p>The date of first publication of this Notice is May 30, 2025.</p> <p><b>Personal Representative:</b> <b>LESLIE PRYCE</b> 5556 Estero Loop Port Orange, FL 32128</p> <p>Attorney for Personal Representative: BARRY A. DIAMOND, #471770 LAW OFFICES OF BARRY A. DIAMOND, P.A. Coral Springs Professional Campus 5541 N. University Drive, Suite 103 Coral Springs, Florida 33067 Telephone: (954) 752-5000 May 30; June 6, 2025      25-00811K</p>

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2025-CP-001329</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>HERSCHELL COLLIS DUPREE</b> <b>Deceased.</b></p> <p>The administration of the estate of Herschell Collis Dupree, deceased, whose date of death was January 10, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>	<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 30, 2025.</p> <p><b>Personal Representative:</b> <b>Rhontance Dupree</b> 2562 Palm Drive NE Winter Haven, Florida 33881</p> <p>Attorney for Personal Representative: 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 Stephen@southernatlanticlaw.com Sandy@southernatlanticlaw.com pleadings@southernatlanticlaw.com Attorneys for Personal Representative May 30; June 6, 2025      25-00801K</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.: 2024CA001548000000</b> <b>LAKEVIEW LOAN</b> <b>SERVICING, LLC,</b> <b>Plaintiff, vs.</b> <b>MARIE CLAUDE BENOIT; AQUA</b> <b>FINANCE, INC.; ASSOCIATION</b> <b>OF POINCIANA VILLAGES, INC.;</b> <b>POINCIANA VILLAGE THREE</b> <b>ASSOCIATION, INC.; SERGE</b> <b>BENOIT; ALTON JOSAPHAT;</b> <b>UNKNOWN TENANT IN</b> <b>POSSESSION OF</b> <b>THE SUBJECT PROPERTY,</b> <b>Defendants.</b></p> <p>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 20 day of June, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 9, BLOCK 757, POINCIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 420 ALBATROSS CT, KISSIMEE, FL 34759</p> <p>IF YOU ARE A PERSON CLAIM-</p>	<p>ING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 28 day of May 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas &amp; Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01118 May 30; June 6, 2025      25-00806K</p>

FIRST INSERTION		
FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Ramada by Wyndham Davenport Orlando South</i> <i>43824 Highway 27, Davenport, Florida 33837-6808</i> <i>'Holiday Inn Express &amp; Suites – Orlando South,</i> <i>4050 Hotel Drive, Davenport, Florida 33897</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED	Regular Meeting	9:30 AM
November 5, 2024 Rescheduled to December 11, 2024	Landowners' Meeting	10:00 AM
November 13, 2024 CANCELED	Regular Meeting	9:30 AM
December 11, 2024 rescheduled to January 8, 2025	Landowners' Meeting	9:30 AM
December 11, 2024 CANCELED	Regular Meeting	9:30 AM
January 8, 2025 rescheduled to January 15, 2025	Landowners' Meeting	9:30 AM
January 8, 2025 rescheduled to January 15, 2025	Regular Meeting	9:30 AM
January 15, 2025 <sup>1</sup>	Landowners' Meeting	9:30 AM
January 15, 2025 <sup>1</sup>	Regular Meeting	9:30 AM
February 12, 2025 CANCELED	Regular Meeting	9:30 AM
February 19, 2025 <sup>1</sup>	Special Meeting	9:30 AM
March 12, 2025 CANCELED	Regular Meeting	9:30 AM
April 9, 2025 CANCELED	Regular Meeting	9:30 AM
May 14, 2025 CANCELED	Regular Meeting	9:30 AM
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 11, 2025	<b>Regular Meeting</b> Presentation of FY2026 Proposed Budget	9:30 AM
July 9, 2025	Regular Meeting	9:30 AM
August 13, 2025	Regular Meeting	9:30 AM
September 10, 2025	Regular Meeting	9:30 AM

May 30, 2025

25-00813K

FIRST INSERTION	FIRST INSERTION
<p><b>CYPRESS CREEK RESERVE</b> <b>COMMUNITY DEVELOPMENT</b> <b>DISTRICT</b> <b>NOTICE OF REGULAR MEETING</b> <b>AND AUDIT COMMITTEE</b> <b>MEETING</b></p> <p>The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") will hold a regular meeting on June 11, 2025 at 1:30 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850, where the Board may consider any other business that may properly come before it.</p> <p>The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell, Hunt &amp; Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.</p> <p>There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office</p> <p>A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of 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.</p> <p>District Manager May 30, 2025      25-00816K</p>	<p><b>LOWERY HILLS COMMUNITY</b> <b>DEVELOPMENT DISTRICT</b> <b>NOTICE OF REGULAR BOARD OF</b> <b>SUPERVISORS MEETING</b></p> <p>Notice is hereby given that the Board of Supervisors ("Board") of the Lowery Hills Community Development District ("District") will hold a regular meeting on June 11, 2025 at 1:30 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850 where the Board may consider any business that may properly come before it.</p> <p>A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell Hunt &amp; Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.</p> <p>The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.</p> <p>Any person requiring special accommodations at this meeting or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.</p> <p>Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.</p> <p>District Manager May 30, 2025      25-00818K</p>

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

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

Rarely do consumers specifically search online for public notices.

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FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2024CA000745000000</b> <b>JONATHAN L. MONROE AND TAKEERA A. COLEMAN, Plaintiff, vs.</b> <b>BERTHA ALLEN, deceased and all others claiming by, through and under BERTHA ALLEN, deceased, SHIRLEY WEBBER AKA SHIRLEY TOMLIN AKA SHELLEY TOMLIN, deceased and all others claiming by, through and under SHIRLEY WEBBER AKA SHIRLEY TOMLIN AKA SHELLEY TOMLIN, deceased, JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, and all others claiming by, through and under, JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, FRED TOMLIN AKA FRED TOMLIN SR., deceased and all others claiming by, through and under FRED TOMLIN AKA FRED TOMLIN SR., deceased, EVELYN MERRITT, ELIJAH TOMLIN, JR., deceased and all others claiming by, through and under ELIJAH TOMLIN, JR., deceased, ANNIE SCOTT AKA ANNIE CALHOUN, deceased and all others claiming by, through and under ANNIE SCOTT AKA ANNIE CALHOUN, deceased, LAWRENCE JONES, and all others claiming by, through and under LAWRENCE JONES, NIKITA WEBB, and all others claiming by, through and under NIKITA WEBB, CAROLYN CLARK, BARBARA BAKER, DIONNE JACKSON AKA DIANNE JACKSON, and all others claiming by, through and under DELL BROWN, LUTHER SCOTT, JR., and VERONICA THOMAS, and all others claiming by, through and under VERONICA THOMAS, Defendant,</b> <b>TO: JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, and all others claiming by, through and under, JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, LAWRENCE JONES, and all others claiming by, through and under NIKITA WEBB, DIONNE JACKSON AKA DIANNE JACKSON, and all others claiming by, through and under DIONNE</b></p>	<p>JACKSON AKA DIANNE JACKSON, DELL BROWN, and all others claiming by, through and under DELL BROWN and VERONICA THOMAS, and all others claiming by, through and under VERONICA THOMAS YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida: That part of Block 7H of W.J. Howey Land Company's First Addition to Dundee, according to the map or plat thereof, as recorded in Plat Book 4A, Page(s) 41, of the Public Records of Polk County, Florida, begin 115 feet East and 300 feet North of the SW corner of said Block 7H, run thence North 50 feet, East 100 feet, South 50 feet, West 100 feet to the Point of Beginning. a/k/a 208 Pine St, Dundee, FL 33838. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Isaac Manzo, of Manzo &amp; Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 6/27/2025, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this 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 20 day of May 2025. Stacy M. Butterfield Clerk of the Circuit Court (SEAL.) By: /s/ Tamika Joiner As Deputy Clerk Isaac Manzo, of Manzo &amp; Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 May 30; June 6, 13, 30, 2025 25-00780K</p>

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>UCN: #532025CP001365A000BA</b> <b>IN RE: ESTATE OF</b> <b>JOAN P. CHRISTIANSEN, deceased.</b></p> <p>The administration of the estate of JOAN P. CHRISTIANSEN, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Drawer CC-4, Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN</p>	<p>THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. 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 732.221. The date of first publication of this notice is: 5/30/2025. Signed on this 27 day of March, 2025. <b>KARIN SMITH</b> <b>Personal Representative</b> 1134 N. Pine Street, #4 Clearwater, FL 33756 Paul A. Nelson, Esquire Attorney for Personal Representative Florida Bar No. 0508284; SPN: 00516940 PAUL A. NELSON, P.A. 1700 66th Street North, Suite #502 St. Petersburg, FL 33710 Telephone: 727-821-5811 Email: paulnelson@paulnelsonpa.com Secondary Email: kathleenthornton@paulnelsonpa.com May 30; June 6, 2025 25-00799K</p>

FIRST INSERTION	
<p><b>NOTICE OF RULE DEVELOPMENT BY THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT</b></p> <p>In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Solterra Resort Community Development District (the "District") hereby gives the public notice of its intent to: (1) establish amended and restated rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenities Rates"); and (2) adopt Amended and Restated Rules Relating to Parking and Parking Enforcement (the "Parking Rules"), with penalties including but not necessarily limited to towing. The purpose and effect of the Ameni-</p>	<p>ties Rates and Parking Rules is to provide for efficient and effective District operations of the District's Amenities and other District properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenities Rates include Chapters 120 and 190, Florida Statutes (2024), as amended, and specific legal authority includes Sections 190.011, 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024), as amended. A copy of the proposed Amenities Rates may be obtained by contacting the District Manager's Office, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132. Barry Jeskewich, District Manager Solterra Resort Community Development District May 30, 2025 25-00783K</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2023CA004945000000</b> <b>WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4, Plaintiff, vs.</b> <b>MONA MAGLOIRE A/K/A MARIE M. MAGLOIRE; BARBARA MAGLOIRE; MITCH MAGLOIRE; UNKNOWN SPOUSE OF BARBARA MAGLOIRE; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A TREY ARCHK; UNKNOWN TENANT #2 N/K/A CARLENE TOUSANT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 15, 2025 in Civil Case No. 2023CA004945000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4 is the Plaintiff, and MONA MAGLOIRE A/K/A MARIE M. MAGLOIRE; BARBARA MAGLOIRE; MITCH MAGLOIRE; UNKNOWN SPOUSE OF BARBARA MAGLOIRE; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A TREY ARCHK; UNKNOWN TENANT #2 N/K/A CARLENE</p>	<p>TOUSANT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on August 13, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 3037, POINCIANA, NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, AT PAGES 29-52, 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 22nd day of May, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1221-15124B May 30; June 6, 2025 25-00778K</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 532024CC006850000000</b> <b>BEDROCK CYPRESS HARBOR LLC, Plaintiff, vs.</b> <b>RICHARD DEMALINGNON, SHIRLEY DEMALINGNON, KRISTI ELLIOT, and SHELLIE AUTO INC., Defendants.</b> Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause, in the County Court of Polk County, Stacy M. Butterfield, Polk County Clerk of the Court, will sell the property situated in Polk County, Florida, described as: 1969 BRIG mobile home bearing vehicle identification number 64120333. Property Address: 322 Jupiter Avenue, Lot No. 80, Winter Haven, Florida 33884 at public sale, to the highest and best bidder, for cash, via the internet at www.polk.realforeclose.com at 10:00</p>	<p>A.M. on the 30th day of June 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted, ATLAS LAW, PLLC Brian C. Chase, Esq. – Fla. Bar No. 17520 LeBron C. Page, Esq. – Fla. Bar No. 1030825 1313 N. Howard Avenue Tampa, Florida 33607 813.241.8269 effiling@atlaslaw.com Attorneys for Plaintiff May 30; June 6, 2025 25-00777K</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 2025CA000685000000</b> <b>WELLS FARGO BANK, N.A., Plaintiff, vs.</b> <b>BRIAN F. MOLE, et al, Defendant(s).</b> To: BRIAN F. MOLE Last Known Address: 253 TERRANOVA BLVD WINTER HAVEN, FL 33884 Current Address: Unknown APRIL S. MOLE AKA APRIL MOLE Last Known Address: 253 TERRANOVA BLVD WINTER HAVEN, FL 33884 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 283, TERRANOVA PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 6 AND 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 253 TERRANOVA BLVD WINTER HAVEN FL 33884 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publica-</p>	<p>tion of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. 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 23 25 WITNESS my hand and the seal of this court on this 16 day of May, 2025. Stacy M. Butterfield Clerk of the Circuit Court (SEAL.) By: Antonio Sparrow Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 25-001293 May 30; June 6, 2025 25-00779K</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 2025CA000810000000</b> <b>LOANDEPOT.COM, LLC, Plaintiff, vs.</b> <b>LARON ADAMS, JR A/K/A LARON RODRIQUEZ LA DRE ADAMS, et al., Defendant.</b> To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AGAINST ESTATE OF LARON RODRIQUEZ ADAMS A/K/A LARON ADAMS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT(S) 48, LAKE TRACY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGES 28 THROUGH 31, 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 McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson</p>	<p>Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in The 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 demand 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 30, 2025 WITNESS my hand and seal of this Court this 22 day of May, 2025. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY (SEAL.) By Asuncion Nieves As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 24-10321FL May 30; June 6, 2025 25-00794K</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION <b>Case No. 53-2024-CA-001100</b> <b>Division 15</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-RPL12 TRUST Plaintiff, vs.</b> <b>CINDY L. OGLETREE, MICHAEL L. OGLETREE, POINCIANA VILLAGE SEVEN ASSOCIATION, INC., ASSOCIATION OF POINCIANA VILLAGES, INC., STATE OF FLORIDA, DEPARTMENT OF REVENUE, HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER, 1ST CLASS ROOFING, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.</b> Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 14, 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: LOT 2, IN BLOCK 1150, OF POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGES 19 THROUGH 28, INCLUSIVE,</p>	<p>OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 451 PEACE CT, KISSIMMEE, FL 34759; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on August 12, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED : May 27, 2025 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 53-2024-CA-001100 320250/2323412/wll May 30; June 6, 2025 25-00793K</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO. 2023CA006233000000</b> <b>COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs.</b> <b>RICHARD A. ADAMS, et al, Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to the Amended in REM Final Judgment of Foreclosure dated May 16, 2025 in Case No. 2023CA006233000000 in the Circuit Court in and for Polk County, Florida wherein COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and RICHARD A. ADAMS, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on JUNE 20, 2025. ( ) www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit: LOT 16, COUNTRY WALK OF WINTER HAVEN, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 167, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 3120 COUNTRY CLUB CIRCLE, WINTER HAVEN, FL 33881. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM</p>	<p>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 23, 2025 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 SERVICE LIST CASE NO. 2023CA006233000000 FLORIDA COMMUNITY LAW GROUP, P.L. P.O. BOX 292965 DAVIE, FL 33329-2965 JARED@FLCLG.COM RICHARD A. ADAMS 3120 COUNTRY CLUB CIRCLE WINTER HAVEN, FL 33881 To be published in the Business Observer May 30; June 6, 2025 25-00800K</p>



--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION

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

CIRCUIT CIVIL DIVISION

CASE NO.:

532024CA004613000000

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I

Plaintiff, v.

LEWIS ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,

Defendants.

TO: ALEXIS LEWIS

Last Known Address: 306 Flint St., Haines City, FL 33844

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

LOT 14, BLOCK 1, HIGHLAND PARK MANOR PLAT NO. 1 AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 3 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

including the buildings, appurtenances, and fixture located thereon.

Property Address: 2436 Lilly St, Lake Wales, FL 33898 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD,

ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before June 30, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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

WITNESS my hand and seal of this Court at Polk, Florida on this day of MAY 22, 2025.

Stacy M. Butterfield  
POLK CLERK OF COURT  
POLK COUNTY CLERK OF COURT  
By: /s/ Asuncion Nieves  
Deputy Clerk

HARRIS S. HOWARD, ESQ.,  
of HOWARD LAW,  
Plaintiff's attorney,  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
May 30; June 6, 202525-00809K

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.

53-2025-CA-000614-0000-00

Freedom Mortgage Corporation

Plaintiff, vs.

The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Judy D. Pate a/k/a Judy Diane Pate, Deceased; Brandon Michael Pate a/k/a Brandon M. Pate a/k/a Brandon Pate; Christina Nicole Pate a/k/a Christina Pate a/k/a Christina N. Pate a/k/a Christina Nicole Delgado; A. G. P., a minor child in the care of her mother and natural guardian, Christina Nicole Pate; Clerk of the Court, Polk County, Florida; State of Florida

Department of Revenue

Defendants.

TO: The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Judy D. Pate a/k/a Judy Diane Pate, Deceased

Last Known Address: Unknown

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

LOT 37, COUNTRY TRAILS PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 82, PAGES 30 AND 31, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THAT

CERTAIN RETIRED 2014 DOUBLEWIDE TIMB MOBILE HOME HAVING VIN # DISH05894GAA, TITLE # 114248549, RP # 12653377 AND VIN # DISH05894GAB, TITLE # 114248671, RP # 12653376 LOCATED ON SAID PROPERTY.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, 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 23 25, 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 5-16-25.

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

Amanda Driscole, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 23-F01624  
May 30; June 6, 202525-00797K

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.:

532024CC007079000000

TRANQUIL MHC, LLC and LSC MOBILE SALES, INC.,

Plaintiffs, vs.

ROBERTO MARTINEZ and STATE OF FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES.

Defendants.

TO: Roberto Martinez

67 Avenue E North, Lot No. 67

Auburndale, Florida 33823

Roberto Martinez

67 Avenue E North, Apt SPC6

Auburndale, Florida 33823

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

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

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OB-

SERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

Default Date: June 30, 2025

WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.

Dated: MAY 22 2025

STACY M. BUTTERFIELD  
Clerk of the Circuit and County Court  
(SEAL) By: Asuncion Nieves  
As Deputy Clerk

Brian C. Chase, Esq.  
Plaintiff's attorney,  
1313 North Howard Avenue,  
Tampa, Florida 33607  
May 30; June 6, 13, 20, 202525-00787K

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS / SALES ---

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

PROBATE FILE NO.

2025CP-001251A000BA

IN RE: Estate of SHARON LYNN URIE, Deceased.

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

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

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

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

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

NOT WITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT S DATE OF DEATH IS BARRED.

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

Personal Representative:  
Diane Sambor  
212 Crown St.  
Winter Haven, FL 33880  
Attorney for Personal Representative:  
/s/William J. Twyford  
William J. Twyford, Esquire  
Florida Bar No. 0782505  
Twyford Law, LLC  
Post Office Box 411  
Winter Haven, Florida 33882  
Tel: (863) 585-5283  
e-mail: wjt@Twyfordlawllc.com  
May 23, 30, 202525-00762K

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

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 impaired, call 711.

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, 202525-00717K

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No.

53-2025-CP-001514-A000-BA

IN RE: ESTATE OF JERRY DWAYNE CUMMINGS

Deceased.

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

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representative:  
Wendy N. Cummings  
1988 Crossroads Blvd.  
Winter Haven, Florida 33881  
Attorney for Personal Representative:  
Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mturner@straughtnturner.com  
Secondary E-Mail:  
ahall@straughtnturner.com  
May 23, 30, 202525-00773K

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-001144

Division 14

IN RE: ESTATE OF SARAH A. MULREADY

Deceased.

The administration of the estate of Sarah A. Mulready, deceased, whose date of death was June 29, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:  
Sally A. Petrie  
24065 Martin Drive  
Brooksville, Florida 34601  
Attorney for Personal Representative:  
R. Nadine David, Esq.  
Florida Bar Number: 89004  
Florida Probate Law Group  
P.O. Box 141135  
Gainesville, Florida 32614  
Telephone: (352) 354-2654  
Fax: (866) 740-0630  
E-Mail:  
ndavid@floridaprobatelawgroup.com  
Secondary E-Mail:  
service@floridaprobatelawgroup.com  
May 23, 30, 202525-00772K

SECOND INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

Case No.:

2024-CP-004372

IN RE: ESTATE OF CHARLES WILLIAM ASMUS,

Deceased.

The administration of the estate of CHARLES WILLIAM ASMUS, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this Notice: 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, 202525-00763K

SECOND 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, 202525-00744K

THIRD 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 office.

Dated: 5/8/25

CLERK OF THE CIRCUIT COURT (SEAL) By: Iry Gohn  
Deputy Clerk

Grant D. Lyons, Esq.,  
Attorney for the Father,  
P.O. Box 87,  
Highland City, Florida 33846,  
email: service@lyonslawfl.com  
May 16, 23, 30; June 6, 202525-00727K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer



--- SALES ---

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

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 2024CA001037000000</b></p> <p><b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE COLT 2020-RPL1 TRUST,</b> Plaintiff, vs.</p> <p><b>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,</b> et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 11, 2025, and entered in 2024CA001037000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE COLT 2020-RPL1 TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD R. ROBERTS JR. A/K/A RICHARD ROBERTS, DECEASED; TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK; ASSET ACCEPTANCE LLC; ROBERT JOURET are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.</p>	

realforeclose.com, at 10:00 AM, on June 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 18, OF ELBERT ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 276 18TH ST NE, WINTER HAVEN, FL 33881

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

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

Dated this 19 day of May, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: /s/ Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email: dsalem@raslg.com

23-139352 - NaC

May 23, 30, 2025

25-00770K

SECOND INSERTION	
<p><b>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 532023CA004121000000</b></p> <p><b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2,</b> Plaintiff, vs.</p> <p><b>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,</b> Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 8, 2024 and an Order Resetting Sale dated May 01, 2025 and entered in Case No. 532023CA004121000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2 is Plaintiff and DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; UNKNOWN SPOUSE OF DAVID ALLEN ANDERSON; UNKNOWN SPOUSE OF BEVERLY HENRY; DAVID ALLEN ANDERSON; JENNIFER ANDERSON LEEKS; UNKNOWN SPOUSE OF JENNIFER ANDERSON LEEKS; BEVERLY HENRY; UNKNOWN TENANT NO.</p>	

1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on June 16, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 6, BLOCK D, POINCIANA HEIGHTS, LAKE WALES, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 12, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED May 15, 2025.

By: /s/ Ian Dolan

Ian C. Dolan

Florida Bar No.: 757071

Roy Diaz, Attorney of Record

Florida Bar No. 767700

Diaz Anselmo & Associates, P.A.

Attorneys for Plaintiff

499 NW 70th Ave., Suite 309

Fort Lauderdale, FL 33317

Telephone: (954) 564-0071

Facsimile: (954) 564-9252

Service E-mail: answers@dallegal.com

1460-185504 / TM1

May 23, 30, 2025

25-00750K

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO.: 2022CA003358000000</b></p> <p><b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2,</b> Plaintiff, vs.</p> <p><b>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</b> Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 14, 2025 in Civil Case No. 2022CA003358000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ; STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY; UNKNOWN TENANT #1 N/K/A EDWARD OLLINS; UNKNOWN TENANT #2 N/K/A CRAIG WILLIAMS; GREGORY WILLIAMSON; LE-</p>	

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

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on September 11, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 46 OF GATE ROAD PARK, UNIT NO.2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGE 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

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

Dated this 20th day of May, 2025.

ALDRIDGE PITE, LLP

Attorney for Plaintiff

5300 West Atlantic Avenue, Suite 303

Delray Beach, FL 33484

Telephone: 561-392-6391

Facsimile: 561-392-6965

By: John J. Cullaro,

FL Bar No. 66699

2025.05.20 13:54:17-04'00'

FBN: 66699

Primary E-Mail:

ServiceMail@aldridgepite.com

1221-5957B

May 23, 30, 2025

25-00771K

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Rarely do consumers specifically search online for public notices.

10/8/2023\_V12

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO.: 2024CA002515000000</b></p> <p><b>CROSSCOUNTRY MORTGAGE, LLC,</b> Plaintiff, vs.</p> <p><b>TODD JOSEPH BEAUBIEN; JESSICA MARIE BEAUBIEN; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS</b> Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 8, 2025 in Civil Case No. 2024CA002515000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, CROSSCOUNTRY MORTGAGE, LLC is the Plaintiff, and TODD JOSEPH BEAUBIEN; JESSICA MARIE BEAUBIEN; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST</p>	

AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

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

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION</p> <p><b>CASE NO.: 2023CA006848000000</b></p> <p><b>UNITED WHOLESALE MORTGAGE</b> Plaintiff(s), vs.</p> <p><b>CARMELO QUIRINDONGO A/K/A CARMELO QUIRINDONGO GONZALEZ A/K/A CARMELO GONZALEZ; et al.,</b> Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on April 24, 2025 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of June, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF POLK, STATE OF FLORIDA: LOT 21, IN BLOCK 1058, OF POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 4 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p>	

Property address: 256 Grouper Court, Kissimmee, FL 34759

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

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

TDP File No. 23-001886-1

May 23, 30, 2025

25-00737K

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO.: 2022-CA-000489</b></p> <p><b>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST F,</b> Plaintiff, v.</p> <p><b>JHON L. CARRILLO, et al.,</b> Defendants.</p> <p>NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 26, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:</p> <p>Lot 255, William's Preserve Phase II-B, according to the map or plat thereof, as recorded in Plat Book 167, Page(s) 48 through 52, inclusive, of the Public Records of Polk County, Florida.</p> <p>Property Address: 711 Benjamin Trail, Davenport, FL 33837</p> <p>pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim</p>	

before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be 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:

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May 23, 30, 2025

25-00765K

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ESTATE / ACTIONS / SALES---

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SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO.: 2025 CP 001631</b> <b>IN RE: ESTATE OF GEORGE S. STOUGH, Deceased</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of GEORGE S. STOUGH, deceased, File Number 2025CP001631, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830-3912; that the decedent's date of death was September 30, 2024; that the total value of the estate is \$7,198.20 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Kelli O'Rourke, Trustee of the GEORGE S. STOUGH REVOCABLE TRUST dtd 06/14/1999 - 4412 T Mor Cove, Oakwood, GA 30566</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against estate of the decedent</p>	<p>other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS AND DEMANDS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 23, 2025.</p> <p><b>KELLI O'ROURKE,</b> <b>Petitioner</b> Joseph B. Nagel, Attorney for Petitioner, Florida Bar #94286 Hoffman &amp; Associates, Attorneys-At-Law L.L.C. 6100 Lake Forrest Drive, Suite 300, Atlanta, Georgia 30328 Phone: (404) 255-7400/ Fax: (404) 255-7480/ Joe@hoffmanestatelaw.com May 23, 30, 202525-00742K</p>

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

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

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

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25CP-1495</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>LOUISE C. FUMAGALLI MILLER</b> <b>Deceased.</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>	<p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 23, 2025.</p> <p><b>Personal Representative:</b> <b>William A. Fumagalli</b> 2309 Clear Brook Drive Valparaiso, Indiana 46385 Attorney for Personal Representative: Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com May 23, 30, 202525-00768K</p>

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

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>TENTH JUDICIAL CIRCUIT</b> <b>IN AND FOR POLK COUNTY</b> <b>FLORIDA</b> <b>CIRCUIT CIVIL DIVISION</b> <b>CASE NO.: 2024CA002473000000</b> <b>U.S. BANK TRUST NATIONAL</b> <b>ASSOCIATION, NOT IN ITS</b> <b>INDIVIDUAL CAPACITY BUT</b> <b>SOLELY AS OWNER TRUSTEE</b> <b>FOR VRMTG ASSET TRUST,</b> <b>Plaintiff, v.</b> <b>UNKNOWN HEIRS, SPOUSES,</b> <b>BENEFICIARIES, DEVISEES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>LIENORS, CREDITORS,</b> <b>TRUSTEES AND ALL OTHERS</b> <b>WHO MAY CLAIM AN INTEREST</b> <b>IN THE ESTATE OF ANNE</b> <b>HAMMOND, DECEASED, et al.,</b> <b>Defendants.</b></p> <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated May 8, 2025, issued in and for Polk County, Florida, in Case No. 2024CA002473000000, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNE HAMMOND, DECEASED, POLK COUNTY, FLORIDA, MICHELLE HAMILTON, MELISSA RILEY, MILANIE LEONARD and MICHAEL HAMMOND are the Defendants.</p> <p>The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes,</p>	<p>on June 12, 2025, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:</p> <p>LOT 51, GREENTREE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Property Address: 5325 Creek-mur Drive, Lakeland, FL 33813</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: This 14th day of May, 2025.</p> <p>Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com May 23, 30, 202525-00735K</p>

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

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



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ACTIONS / SALES---

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SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO: 2018-CA-000437</b></p> <p><b>AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v.</b></p> <p><b>TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others, Defendants.</b></p> <p>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</p> <p>YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has been filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:</p> <p>COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONUMENT PER CERTIFIED CORNER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS</p>	<p>RECORD IN OFFICIAL RECORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DISTANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTENSION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE</p>	<p>OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.</p> <p>You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen &amp; Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbwlaw.com, on or before 16 June 25 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED: 5-8-25</p> <p>Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: Antonio Sparrow As Deputy Clerk</p>
<p>SECOND INSERTION</p> <p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION</p> <p><b>CASE NO. 2025-CA-000202</b></p> <p><b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs.</b></p> <p><b>ABIGAIL A JACKSON, ARIEL D CONLEY, et al. Defendants.</b></p> <p>TO: ARIEL D CONLEY CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 336 CELLO ST DAVENPORT, FL 33896</p> <p>You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:</p> <p>LOT 92, SEYBOLD ON DUNSON ROAD PHASE SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGES 3 AND 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>commonly known as 336 CELLO ST, DAVENPORT, FL 33896 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before June 12, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: May 6, 2025.</p> <p>CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) By: Asuncion Nieves Deputy Clerk</p>	<p>SECOND INSERTION</p> <p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO.: 2023CA007016000000</b></p> <p><b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, v.</b></p> <p><b>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELYN M. PITTS, DECEASED; YVONNE BROWN, AS POTENTIAL HEIR OF HELYN M. PITTS; CLYDE DANIEL BROWN, AS POTENTIAL HEIR OF HELYN M. PITTS CATHERINE ANGELA SELLERS; MARIA T. PATE; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1, Defendant.</b></p> <p>To the following Defendant(s): CLYDE DANIEL BROWN, AS POTENTIAL HEIR OF HELYN M. PITTS C/O CAROLINE CARTON (RESIDENCE UNKNOWN)</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>THE WEST 54 FEET OF LOT 79 AND THE EAST 20 FEET OF LOT 78, HAVEN HOMES UNIT #3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45,</p>	<p>PAGES 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA</p> <p>a/k/a 2409 W Central Ave, Winter Haven, FL 33880</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 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.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 2 day of May, 2025.</p> <p>Stacy M. Butterfield As Clerk of the Court (SEAL) By Antonio Sparrow As Deputy Clerk</p> <p>Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 May 23, 30, 2025 25-00751K</p>

SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO.: 2025CA000318000000</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS.</b></p> <p><b>NICHOLAS WAYNE JACOBO A/K/A NICHOLAS JACOBO; et al., Defendant(s).</b></p> <p>TO: Nicholas Wayne Jacobo A/K/A Nicholas Jacobo Last Known Residence: 5702 Jacarana Ave Lakeland, FL 33809</p> <p>TO: Unknown Spouse of Nicholas Wayne Jacobo A/K/A Nicholas Jacobo Last Known Residence: 5702 Jacarana Ave Lakeland, FL 33809</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:</p> <p>LOT 14, BLOCK B, LAKE GIBSON ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before June 18, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated on MAY 12, 2025.</p> <p>Stacy M. Butterfield As Clerk of the Court (SEAL) By: Asuncion Nieves As Deputy Clerk</p>	<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO.: 2024CA003510000000</b></p> <p><b>Discover Bank Plaintiff, vs.</b></p> <p><b>Stacy Ann Henry a/k/a Stacy-Ann Henry; Unknown Spouse of Stacy Ann Henry a/k/a Stacy-Ann Henry; United States of America on behalf of the Secretary of Housing and Urban Development; ADT Solar LLC; Claireth Shuman a/k/a Claireth J. Shuman; Unknown Spouse of Claireth Shuman a/k/a Claireth J. Shuman Defendants.</b></p> <p>TO: Stacy Ann Henry a/k/a Stacy-Ann Henry, Unknown Spouse of Stacy Ann Henry a/k/a Stacy-Ann Henry, Claireth Shuman a/k/a Claireth J. Shuman and Unknown Spouse of Claireth Shuman a/k/a Claireth J. Shuman Last Known Address: 4342 Sun Center Road, Mulberry, FL 33860</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:</p> <p>LOT 42, FESTIVAL POINTE AT SUNDANCE PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE(S) 40 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p>

SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO.: 2024CA003510000000</b></p> <p><b>Discover Bank Plaintiff, vs.</b></p> <p><b>Stacy Ann Henry a/k/a Stacy-Ann Henry; Unknown Spouse of Stacy Ann Henry a/k/a Stacy-Ann Henry; United States of America on behalf of the Secretary of Housing and Urban Development; ADT Solar LLC; Claireth Shuman a/k/a Claireth J. Shuman; Unknown Spouse of Claireth Shuman a/k/a Claireth J. Shuman Defendants.</b></p> <p>TO: Stacy Ann Henry a/k/a Stacy-Ann Henry, Unknown Spouse of Stacy Ann Henry a/k/a Stacy-Ann Henry, Claireth Shuman a/k/a Claireth J. Shuman and Unknown Spouse of Claireth Shuman a/k/a Claireth J. Shuman Last Known Address: 4342 Sun Center Road, Mulberry, FL 33860</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:</p> <p>LOT 42, FESTIVAL POINTE AT SUNDANCE PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE(S) 40 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p>	<p>Property Address: 704 EOLA WAY, HAINES CITY, FL 33844</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated This 19 day of May, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-042533 - NaP May 23, 30, 2025 25-00769K</p>

SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45, FLORIDA STATUTES</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO.: 2024-CA-003702</b></p> <p><b>LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.</b></p> <p><b>JOSE FLORES F. MONTANEZ, et al., Defendant(s).</b></p> <p>Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/8/2025, in Case No.: 2024-CA-003702 of the Circuit Court in and for Polk County, Florida, wherein LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JOSE FLORES F. MONTANEZ, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 6/24/2025, the following described property set forth in the Final Judgment of Foreclosure:</p> <p>Lot 163, LAKESHORE CLUB,</p>	<p>according to the Plat thereof, as recorded in Plat Book 111, Page 16, Public Records of Polk County, Florida.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED: May 19, 2025</p> <p>By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 May 23, 30, 2025 25-00758K</p>

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