

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Daiana Cacciabauda / ADVANCED CARE PEDIATRICS OF FLORIDA LLC will engage in business under the fictitious name ADVANCED CARE PARTNERS, BARTOW, with a physical address 2020 Flamingo Drive Bartow, FL 33830, with a mailing address 2020 Flamingo Drive Bartow, FL 33830, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 6, 2025 25-00830K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Ainah Dahlia Bey will engage in business under the fictitious name ALEXIA YVONNE HARRIS, with a physical address 119 Azalea St Lakeland, FL 33803, with a mailing address 119 Azalea St Lakeland, FL 33803, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 6, 2025 25-00831K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Obstetrics & Gynecology at Winter Haven under which (we are) engaged in business at 220 Ave O SE in Winter Haven, FL 33880-4334. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Winter Haven, Polk County, Florida, on 5/23/2025, Polk County, Winter Haven, FL.

June 6, 2025 25-00840K

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

CASE NUMBER: 532025CP001271A000BA

IN RE: THE ESTATE OF BASIL L. JEFFREY, Deceased.

The estate of BASIL L. JEFFREY, deceased, File Number 532025CP001271A000BA, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is Polk County Clerk of Court, Probate Division, Drawer CC-4, PO Box 9000 Bartow, FL 33831-9000. The name and address of the attorney for the estate and the Personal Representative are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this 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 of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is June 6, 2025.

Personal Representative: NOEL JEFFREY

DAVID A. SILVERSTONE, P.A. Attorney for Personal Representative 2455 Hollywood Blvd., Suite 301 Hollywood, FL 33020 (954) 367-0770 David @dsilverstone.com By: David A. Silverstone Fla. Bar No. 862096

June 6, 13, 2025 25-00825K

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

File No. 53-2025-CP-001561-A000-BA

IN RE: ESTATE OF MARY C. HALL, Deceased.

The administration of the Estate of MARY C. HALL, deceased, whose date of death was November 10, 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 Representatives 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 Representatives have 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.

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP001165A000BA

Division Sec 14

IN RE: ESTATE OF SUSAN HARPMAN NOONE Deceased.

The administration of the estate of SUSAN HARPMAN NOONE, deceased, whose date of death was March 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative: BRIDGET NOONE COOK

1414 Lake Ariana Boulevard Auburndale, FL 33323

Attorney for Personal Representative: NATALIA V. BEVILACQUA, Attorney Florida Bar Number: 109896 2221 Justin Road, 119-411 Flower Mound, TX 75028 Telephone: (561) 877-1515 Fax: (561) 412-3908 E-Mail: natalia@bevillacqualaw.com

June 6, 13, 2025 25-00844K

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 June 6, 2025.

Personal Representatives: Dawn Lawson

2014 Woodbriar Loop N Lakeland, FL 33813

Melissa White

1546 Goodyear Ave. Lakeland, FL 33801

Christine Smith

5048 Nighthawk Dr. Ft. Mills, SC 29707

Attorney for Personal Representatives: Mark E. Clements Attorney for Personal Representatives Florida Bar No. 276774 Elder Law Firm of Clements & Wallace PL 310 E Main Street Lakeland, FL 33801 Ph: (863) 687-2287 Eml: mclements@mclements.com 2nd Eml: abaustert@mclements.com

June 6, 13, 2025 25-00827K

FIRST INSERTION

Notice to Creditors

IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA

PROBATE DIVISION

File Number: 2025-CP-001706

IN RE: ESTATE OF Marta Delia Beem Deceased.

The administration of the estate of Marta Delia Beem a/k/a Marta Delia Velazquez, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 June 6, 2025.

Personal Representative: Maria Santiago

316 Coventry Road Davenport, FL 33897

Attorney for Personal Representative: Wesley T. Dunaway Esq. E-Mail Addresses: wtdfilings@kovarlawgroup.com Florida Bar No. 98385 Kovar Law Group 111 N. Orange Ave., Ste. 800 Orlando, FL 32801 Telephone: 407-603-6652

June 6, 13, 2025 25-00826K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-001602

Division Probate

IN RE: ESTATE OF DALE WYROSIDICK Deceased.

The administration of the estate of DALE WYROSIDICK, deceased, whose date of death was October 12, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The name and address of the personal representative are: JULIE BUZZARD, 3078 Bellflower Way, Lakeland, FL 33811. The name and address of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate 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 A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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

ALL CLAIMS NOT FILED WITHIN THE 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: June 6, 2025.

/s/ James M. Flick James M. Flick Attorney for Personal Representative Florida Bar Number: 91075 WALKER | FLICK 3700 S Conway Rd, Ste 212 Orlando, FL 32812 Telephone: (407) 745-0609 Primary E-Mail: james@thefloridalawyers.com Secondary E-Mails: kfflick@thefloridalawyers.com service@thefloridalawyers.com

June 6, 13, 2025 25-00836K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Pamela Salansky and Georgetown Mobile Manor, Inc., will on the 23rd day of June 2025 at 11:00 a.m., on property at 49 AA Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1971 GRAT Mobile Home VIN No.: 4JB5012F2N5261 Title No.: 4213146

And All Other Personal Property Therein

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

June 6, 13, 2025 25-00838K

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 Arcane Inklings located at 318 Australian Way in the City of Davenport, Polk County, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of May, 2025.

Heather Quirk

June 6, 2025 25-00839K

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)

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

PROBATE DIVISION

CASE NO.: 2025CP001493A000BA

IN RE: ESTATE OF DIANE HUNTINGTON, Deceased.

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

You are hereby notified that a Petition of Summary Administration has been entered in the estate of Diane Huntington, deceased, File Number 2025CP001493A000BA, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830; that the decedent's date of death was February 6, 2025; that the total value of the non-exempt estate assets is \$6,036.27 and all estate assets are alleged to be exempt and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Carolyn M. Huntington 321 South Foushee Street, Roxboro, NC 27573

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-001686

IN RE: ESTATE OF AARON ANGEL DELGADO, II, Deceased.

The administration of the estate of AARON ANGEL DELGADO, II, deceased, whose date of death was August 3, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, DrawerCC-4, Bartow, FL 33831-9000. 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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

Case.: 2025 CP 1801

IN RE: ESTATE OF BILLIE J. MESSENGER f/k/a BILLIE J. BEAMON a/k/a BILLIE JEAN BEAMON Deceased.

The administration of the estate of BILLIE J. MESSENGER f/k/a BILLIE J. BEAMON A/k/a BILLIE JEAN BEAMON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the petitioner'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 de-

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

The date of first publication of this Notice is June 6, 2025.

Person Giving Notice: Carolyn M. Huntington

321 South Foushee Street, Roxboro, NC 27573

Attorney for Person Giving Notice: /s/ Carina M. de la Torre Carina M. de la Torre, Esq. Florida Bar No. 1000418, Indiana Bar No. 24849-49 Tower Law Group 800 Executive Drive, Oviedo, FL 32765 Telephone: (407) 380-0578 Facsimile: (877) 860-2750 Email: carina@towerlawgroup.com Secondary E-Mail: micaela.lusso@towerlawgroup.com

June 6, 13, 2025 25-00835K

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: June 6, 2025.

MARISSA DELGADO Personal Representative

333 Arrowroot Road Eagle Lake, FL 33839

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

June 6, 13, 2025 25-00834K

mands 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 06-06-2025.

Petitioner: BRENDA MONK

4635 Carl Boozar Road Haines City, FL 33844

/s/ Markeishia L. Smith, Esquire Markeishia L. Smith, Esquire THE LAW OFFICES OF MARKEISHIA L. SMITH, P.A. Markeishia L. Smith, Esquire Florida Bar No. 122772 P.O. Box 3303 Haines City, FL 33844 Phone: (863) 866-9917 Fax: (863) 438-6860 Primary: msmith@thesmithlawfirm.org Attorney for Petitioner

June 6, 13, 2025 25-00833K

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the City Center Community Development District

The Board of Supervisors (the “**Board**”) of the City Center Community Development District (the “**District**”) will hold a public hearing and a meeting on Tuesday, July 8, 2025, at 1:00 p.m. at the Holiday Inn Express & Suites Orlando South–Davenport, 4050 Hotel Drive, Davenport, Florida 33897.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting <https://www.citycenterdd.org/>, or may be obtained by contacting the District Manager’s office via phone at (321) 263-0132 extension 193.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Land Use	Unit Count	EAU Factor	Proposed O&M Assessment
Retail (AA1 – Sq.Ft.)	172,705	0.00293	\$0.86
Retail (AA2 - Sq.Ft.)	776,470	0.00293	\$0.86
Multi-Family	765	1.00	\$293.30
Undeveloped Multi-Family	240	1.00	\$182.32

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Ramada Inn or by conference line. Please check the District’s website at www.citycenterdd.org/ prior to the public hearing/meeting date for the call in number in order to at-

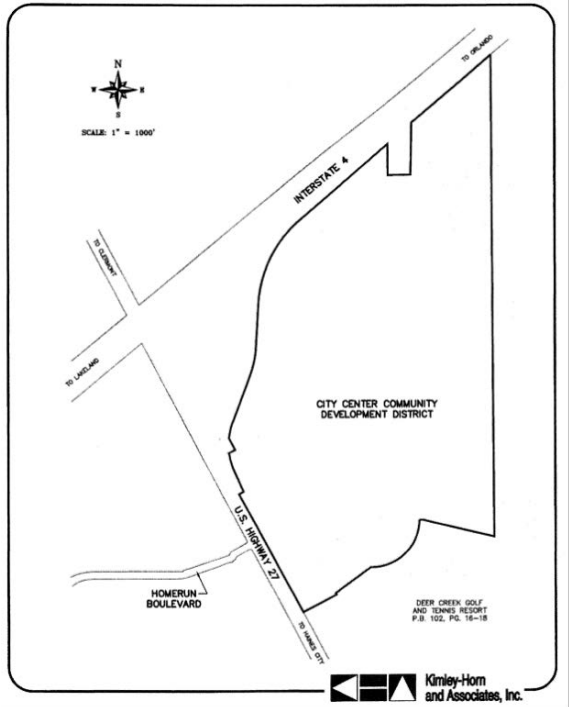
June 6, 2025

tend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or 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.

David McInnes
District Manager



25-00846K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
2024CA-003548-0000-00

LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
NARAIN DAI TIWARIE;
NORTHBRIDGE ESTATES
HOMEOWNERS ASSOCIATION
INC.; UNITED STATES OF
AMERICA ACTING ON
BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; SATRUPA DEVI
DOOBAY; UNKNOWN SPOUSE
OF SATRUPA DEVI DOOBAY;
UNKNOWN SPOUSE OF NARAIN
DAI TIWARIE; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 27 day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 211, NORTHBRIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 167, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 541 BUCHANNAN DRIVE, DAVENPORT, FL 33837

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

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

Dated this 27 day of May 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01575
June 6, 13, 2025 25-00842K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2024CA003799000000

WELLS FARGO BANK, N.A.,
Plaintiff, vs.
JACK E. TAYLOR AKA
JACK TAYLOR AKA
JACK EDWARD TAYLOR, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 9, 2025, and entered in Case No. 2024CA003799000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Jack E. Taylor aka Jack Taylor aka Jack Edward Taylor, Karen K. Taylor aka Karen Kay Taylor aka Karen Taylor, Lake Dexter Moorings Homeowners' Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the July 8, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 6, OF LAKE DEXTER MOORINGS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 80,

PLAT PAGE 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 1411 GRAND CAYMAN CIR WINTER HAVEN FL 33884

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 30 day of May, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/24-033011
June 6, 13, 2025 25-00847K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, TENTH
JUDICIAL CIRCUIT, IN AND FOR
POLK COUNTY, FLORIDA
CASE NO.: 2025CP001620A000BA
DIVISION: 14
In re the estate of
JAMES AUGUSTUS CASON, JR.,
a/k/a JAMES A. CASON, JR.
a/k/a JIM CASON, JR.
Deceased.

The administration of the estate of James Augustus Cason, Jr., a/k/a James A. Cason, Jr., a/k/a Jim Cason, Jr., deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is June 6, 2025.

/s/ Susan Lorraine Byers
PERSONAL REPRESENTATIVE
SUSAN LORRAINE BYERS
a/k/a SUSAN C. BYERS
/s/ Christopher J. Leddy, Jr.
HEEKIN LAW P.A.
Christopher J. Leddy, Jr., Esq.
Attorney for Personal Representative
Florida Bar No.: 1022875
7220 Financial Way,
Jacksonville, FL 32256
Telephone: (904) 355-7000
Primary Email: Chris@heekinlaw.com
Secondary:
Alexandria@heekinlaw.com
June 6, 13, 2025 25-00848K

Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

1V1823Z_V20

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025CP-001645-A000-BA
Division 14
IN RE: ESTATE OF
MICHAEL HOWARD GRAVATT
Deceased.

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

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

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

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 June 6, 2025.

Personal Representative:
Jennifer Yamnitz
3437 Myrtle Hill Drive East
Lakeland, Florida 33811
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
June 6, 13, 2025 25-00845K

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Jose Israel Garcia Cuadrado will on the 26th day of June 2025 at 10:00 a.m., on property at 298 Sterling Drive W, Lakeland, Polk County, Florida 33815, in Sterling Mobile Home Community be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make:

1966 RIVI Mobile Home
VIN No.: 5238
Title No.: 2194611
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
June 6, 13, 2025 25-00849K

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu.

or email
legal@businessobserverfl.com

Business Observer

FLORIDA'S NEWSPAPER FOR THE C-ROUTE
1V2087B_V9

SAVE TIME

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

1V20906_V11

--- PUBLIC SALES / SALES ---	
FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CC-005201-0000-00 LAKE SMART POINTE HOMEOWNERS ASSOCIATION INC Plaintiff(s) VS. KRISTINA MORALES, WESLYN E ZUNIGA VALLE, SECRETARY OF HOUSING AND URBAN DEVELOPMENT , ALL UNKNOWN TENANTS OWNERS Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on APRIL 14TH, 2025 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: LOT 51, LAKE SMART POINTE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 9-12, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ("Property") Property Address: 312 Lake Smart Circle, Winter Haven, FL 33881 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 24TH day of JUNE, 2025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 20th day of May, 2025. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Ashley Saunders Deputy Clerk Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 June 6, 13, 2025 25-00821K</p>	<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024CA003444000000 LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs. HEIDI M. COWELL; UNKNOWN SPOUSE OF HEIDI M. COWELL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 25 day of June, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 2, HAYNSWORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 120 NW 10TH DR, MULBERRY, FL 33860 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA000697000000 THE FEDERAL SAVINGS BANK, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY J. DOWNES A/K/A MARY JO DOWNES, DECEASED; RIDGEWOOD LAKES MASTER ASSOCIATION, INC.; JOHN B. DOWNES, III; JEAN MARIE DOWNES; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated May 22, 2025, and entered in Case No. 2024CA000697000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein The Federal Savings Bank, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Mary J. Downes a/k/a Mary Jo Downes, deceased; Ridgewood Lakes Master Association, Inc.; John B. Downes, III; Jean Marie Downes; United States of America, Department of the Treasury - Internal Revenue Service, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the</p>	<p>NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 27 day of May 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02631 June 6, 13, 2025 25-00819K</p>
FIRST INSERTION	FIRST INSERTION
<p>8th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 5, RIDGEWOOD LAKES VILLAGE 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 152, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 116 La Cresta Court, Davenport, Florida 33837 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in the surplus funds 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: 5/29/2025 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. FL Bar No. 012064 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwcc-law.com File No: 23-400334 June 6, 13, 2025 25-00832K</p>	<p>PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT Florida Department of Environmental Protection Southwest District Draft Permit No. 1050439-009-AV Republic Services of Florida, LTD, Cedar Trail Landfill Polk County, Florida Applicant: The applicant for this project is Republic Services of Florida, LTD. The applicant's responsible official and mailing address are: Branham Lafferty, Environmental Manager, Republic Services of Florida, LTD, Cedar Trail Landfill, 2500 West S.R. 60, Bartow, Florida 33830. Facility Location: The applicant operates the existing Cedar Trail Landfill, which is located in Polk County at 2500 West S.R. 60, Bartow, Florida. Project: The applicant applied on April 28, 2025, to the Department for a Title V air operation permit revision to incorporate Landfill Gas Utility Flare (EU No 006), authorized in Construction Permit No. 1050439-004-AC and to remove removes the 9 Solar Spark Flares (EU No. 005) from the Title V permit. This is a revision of Title V Air Operation Permit No. 1050439-005-AV. The existing facility is a solid waste landfill consisting of Class I and Class III landfill cells, leachate storage tanks and yard waste handling. Landfill gas, consisting primarily of methane, is generated from within the landfill due to microbial activity. This landfill gas is routed to a larger utility flare where it is combusted. Emergency power is provided by a diesel fired internal combustion engine coupled to an electric generator. The landfill is also an active asbestos waste disposal site. Permitting Authority: Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210, and 62-213 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility. The Southwest District is the Permitting Authority responsible for making a permit determination for this project. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is (813)-470-5700. Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permit by visiting the following website: https://fldep.dep.state.fl.us/air/emission/apds/default.asp and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above. Notice of Intent to Issue Permit: The Permitting Authority gives notice of its intent to issue a revised Title V air operation permit to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of the existing</p>
FIRST INSERTION	FIRST INSERTION
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2023-CA-004913 DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. KEVIN N. MARTIN SINCLAIR, et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale entered on May 16, 2025, and the Summary Final Judgment of Foreclosure entered on September 11, 2024</p>	<p>wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 14th day of July 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 3139, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 2087 RIO GRANDE CANYON LOOP,</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2018-CA-004712 DIVISION: 4 U.S. Bank National Association as trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-15N Plaintiff, -vs.- Marc John Cox; Angela P. Cox; Watersong Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the</p>	<p>above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in</p>
FIRST INSERTION	FIRST INSERTION
<p>Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 18-316517 FCO1 CXE June 6, 13, 2025 25-00820K</p>	<p>AT PAGE(S) 45 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court</p>

123

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillscclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V3

SUBSEQUENT INSERTIONS

ESTATE

SECOND 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 unmaturred, 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 unmaturred, 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
Sauguoi, 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

SECOND 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.

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

SECOND 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, Florida Statutes, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP001413A000BA
IN RE: ESTATE OF
BETTY LOU TOPLEY
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@atcauselaw.com
Secondary E-Mail:
ashley.cribbis@atcauselaw.com
May 30; June 6, 2025 25-00798K

SECOND 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

SECOND 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: Latisia 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

FOURTH 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: Ivy Gohn
Deputy Clerk

Grant D. Lyons, Esq.,
Attorney for the Father,
P.O. Box 87,
Highland City, Florida 33846,
email: service@lyonslawfl.com
May 16, 23, 30; June 6, 2025 25-00727K

FOURTH INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA004879
CERBERUS INVESTMENT LLC,
Plaintiff, v.
HUBERT CONNER and
BETTY CONNER,
Defendants.

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

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT: LOT 91, SECOND REPEAT 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, 2025 25-00717K

SECOND 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 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

SAVE
TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

Business
Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

LV20006_VIP

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

LV10184

Business
Observer

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA
CASE No.: 2024CA000745000000
JONATHAN L. MONROE AND
TAKEERA A. COLEMAN,
Plaintiff, vs.
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
DIONNE JACKSON AKA DIANNE
JACKSON, DELL BROWN, 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,
TO: JOHN HENRY WEBBER AKA
JOHNNIE MAE WEBBER, and all
others claiming by, through and
under, JOHN HENRY WEBBER AKA
JOHNNIE MAE WEBBER, LAW-
RENCE JONES, and all others claim-
ing by, through and under NIKITA
WEBB, DIONNE JACKSON AKA DI-
ANNE JACKSON, and all others claim-
ing by, through and under DIONNE

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 re-
corded 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 & 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 de-
manded in the Complaint or petition.

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

DATED this 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 & 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
UCN: #532025CP001365A000BA
IN RE: ESTATE OF
JOAN P. CHRISTIANSEN,
deceased.

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

The date of first publication of this
notice is: 5/30/2025.

Signed on this 27 day of March, 2025.

KARIN SMITH
Personal Representative
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

PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Wil-
son 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

SECOND 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 #632 Armit-
age 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2023CA004945000000
WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN
TRUST 2007-4, ASSET-BACKED
CERTIFICATES, SERIES 2007-4,
Plaintiff, vs.
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).
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 Ju-
dicial 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 MA-
GLOIRE; MITCH MAGLOIRE; UN-
KNOWN SPOUSE OF BARBARA
MAGLOIRE; ASSOCIATION OF
POINCIANA VILLAGES, INC.; POIN-
CIANA VILLAGE SEVEN ASSOCIA-
TION, INC.; UNKNOWN TENANT
#1 N/K/A TREY ARCHK; UNKNOWN
TENANT #2 N/K/A CARLENE

TOUSANT; ANY AND ALL UN-
KNOWN 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 PART-
IES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Stacy M.
Butterfield, CPA will sell to the high-
est 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, POIN-
CIANA, 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 be-
fore the clerk reports the surplus as
unclaimed.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifica-
tion 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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
CASE NO.:
532024CC006850000000
BEDROCK CYPRESS
HARBOR LLC,
Plaintiff, vs.
RICHARD DEMALINGNON,
SHIRLEY DEMALINGNON,
KRISTI ELLIOT, and
SHELLIE AUTO INC.,
Defendants.

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, Flori-
da, described as:

1969 BRIG mobile home bearing
vehicle identification number
64120333.
Property Address: 322 Jupiter
Avenue, Lot No. 80, Winter Ha-
ven, Florida 33884

at public sale, to the highest and best
bidder, for cash, via the internet at
www.polk.realforeclose.com at 10:00

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025CA000685000000
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
BRIAN F. MOLE, et al,
Defendant(s).

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-

tion of the Notice of Action, on Alber-
telli Law, Plaintiff's attorney, whose
address is P.O. Box 23028, Tampa, FL
33623; otherwise, a default will be en-
tered against you for the relief demand-
ed 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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA000810000000
LOANDEPOT.COM, LLC,
Plaintiff, vs.
LARON ADAMS, JR A/K/A
LARON RODRIQUEZ
LA DRE ADAMS, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PART-
IES 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 ac-
tion for Foreclosure of Mortgage on
the following described property:
LOT(S) 48, LAKE TRACY
ESTATES, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED 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 Mc-
Calla Raymer Leibert Pierce, LLP,
Sara Collins, Attorney for Plaintiff,
whose address is 225 East Robinson

Street, Suite 155, Orlando, FL 32801
within thirty (30) days after the first
publication of this Notice in The
Business Observer and file the origi-
nal 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 disa-
bility who needs any accommoda-
tion in order to participate in this
proceeding, you are entitled, at no
cost to you, to the provision of cer-
tain assistance. Please contact the Of-
fice of the Court Administrator, 255
N. Broadway Avenue, Bartow, Florida
33830, (863) 534-4686, at least 7
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, 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 Ascuncion 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
POLK COUNTY
CIVIL DIVISION
Case No. 53-2024-CA-001100
Division 15
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE
ON BEHALF FOR CSMC
2018-RPL12 TRUST
Plaintiff, vs.
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.

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, Flori-
da described as:

LOT 2, IN BLOCK 1150, OF
POINCIANA NEIGHBOR-
HOOD 5, VILLAGE 7, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 53, AT PAGES 19
THROUGH 28, INCLUSIVE,

OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
and commonly known as: 451 PEACE
CT, KISSIMMEE, FL 34759; includ-
ing 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing 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

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA006233000000
COUNTRY WALK OF WINTER
HAVEN HOMEOWNERS
ASSOCIATION, INC.,
a Florida non-profit Corporation,
Plaintiff, vs.
RICHARD A. ADAMS, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to the Amended in REM Final Judg-
ment of Foreclosure dated May 16, 2025
in Case No. 2023CA006233000000 in
the Circuit Court in and for Polk Coun-
ty, Florida wherein COUNTRY WALK
OF WINTER HAVEN HOMEOWN-
ERS ASSOCIATION, INC., a Florida
non-profit Corporation, is Plaintiff,
and RICHARD A. ADAMS, et al, is
the Defendant, I will sell to the high-
est 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, AC-
CORDING 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 IN-
TEREST IN THE SURPLUS FROM

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

If you are a person with a disabili-
ty 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than 7 days; if you are
hearing or voice impaired, call 711.

Dated: 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

--- ACTIONS ---

SECOND INSERTION
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 532024CC007079000000</p> <p>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</p> <p>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:</p> <p>67 Avenue E North, Lot No. 67, Auburndale, Florida 33823</p> <p>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-</p>
<p>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.</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 30, 2025</p> <p>WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.</p> <p>Dated: MAY 22 2025</p> <p>STACY M. BUTTERFIELD Clerk of the Circuit and County Court (SEAL) By: Asuncion Nieves As Deputy Clerk</p> <p>Brian C. Chase, Esq. Plaintiff's attorney, 1313 North Howard Avenue, Tampa, Florida 33607 May 30; June 6, 13, 20, 2025</p> <p>25-00787K</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION</p> <p>CASE NO.: 532024CA004613000000</p> <p>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</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Polk County, Florida:</p> <p>LOT 14, BLOCK 1, HIGHLAND PARK MANOR PLAT NO. 1 ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 3 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>including the buildings, appurtenances, and fixture located thereon.</p> <p>Property Address: 2436 Lilly St, Lake Wales, FL 33898 (the "Property").</p> <p>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.</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 this Court at Polk, Florida on this day of MAY 22, 2025.</p> <p>Stacy M. Butterfield POLK CLERK OF COURT POLK COUNTY CLERK OF COURT By: /s/ Asuncion Nieves Deputy Clerk</p> <p>HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 May 30; June 6, 2025</p> <p>25-00809K</p>

SECOND INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>Case No. 53-2025-CA-000614-0000-00</p> <p>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</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:</p> <p>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.</p> <p>TOGETHER WITH THAT</p>
<p>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.</p> <p>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.</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 5-16-25.</p> <p>Stacy M. Butterfield As Clerk of the Court (SEAL) By Antonio Sparrow As Deputy Clerk</p> <p>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, 2025</p> <p>25-00797K</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA</p> <p>Case No. 2025CP001731A000BA</p> <p>Division: Probate</p> <p>IN RE: ESTATE OF TERESA ANN AKE A/K/A TERESA AKE Deceased.</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 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 30, 2025.</p> <p>Personal Representative: William John Ake 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</p> <p>25-00808K</p>

SECOND INSERTION
<p>CLEAR SPRINGS STEWARDSHIP DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS</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 June 27, 2025 at 1:00 p.m., at 105 Spirit Lake Rd., Winter Haven, Florida 33880.</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 assessed 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</p> <p>25-00802K</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 2022-CA-003603</p> <p>CALABAY PARC HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. ASHRAF SOLIMAN, individually; OLIVIA BOTROS, individually; Defendants.</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, where-in 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</p> <p>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 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 Pfannerstall 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</p> <p>25-00807K</p>

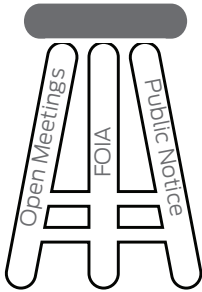
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</p> <p>File Number: 2025CP001466A000BA</p> <p>IN RE: ESTATE OF LUCILLE M. PRYCE, Deceased.</p> <p>The administration of the Estate of Lucille M. Pryce, Deceased, whose date of death was March 25, 2024, 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>Personal Representative: LESLIE PRYCE 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</p> <p>25-00811K</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No.: 2025-CP-001329</p> <p>Division: Probate</p> <p>IN RE: ESTATE OF HERSCHELL COLLIS DUPREE Deceased.</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>Personal Representative: Rhontance Dupree 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</p> <p>25-00801K</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:</p> <p>CASE NO.: 2024CA001548000000</p> <p>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MARIE CLAUDE BENOIT; AQUA FINANCE, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; SERGE BENOIT; ALTON JOSAPHAT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</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.</p> <p>PROPERTY ADDRESS: 420 ALBATROSS CT, KISSIMMEE, 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 & 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</p> <p>25-00806K</p>

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com