Public Notices

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

JUNE 6 - JUNE 12, 2025

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 Cacciabaudo / 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 Statute, Chapter 865.09, Name 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

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 prop-erty 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, de-ceased, whose date of death was March 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Di-vision, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal repre-

sentative'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

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

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 WYROSDICK Deceased.

FIRST INSERTION

The administration of the estate of DALE WYROSDICK, 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 AF-TER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NO-TICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contin-gent, 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 WITH-IN THE PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: 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 condary E-Mails: kflick@thefloridalawvers.com service@thefloridalawyers.com 25-00836K June 6, 13, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of Paand Geo

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

You are hereby notified that a Peti-

tion 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 al-

leged to be exempt and that the names

and addresses of those to whom it has

Roxboro, NC 27573 ALL INTERESTED PERSONS ARE

All creditors of the estate of the

been assigned by such order are:

Name Address Carolyn M. Huntington

NOTIFIED THAT:

321 South Foushee Street,

ABOVE ESTATE:

decedent 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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

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

The personal representative has no

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

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

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

The date of first publication of this notice is: 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: irivera@hnh-law.com June 6, 13, 2025 25-00834K

demand is made by a creditor as speci-fied under s. 732.2211, Florida Statutes.

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 unmatured, 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 unmatured, 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 Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is 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@bevilacqualaw.com

25-00844K

June 6, 13, 2025

NOTICE.

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

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

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

The date of first publication of this notice is 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

Salansky 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, Sec-

tion 715.109: Year/Make:

1971 GRAT Mobile Home VIN No.: 4JB5012F2N5261 Title No.: 4213146 And All Other Personal Property There-

PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 25-00838K June 6, 13, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

the undersigned, desiring to engage in business under the Fictitious Name of 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 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 BIL-LIE 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 demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 06-06-2025.

Petitioner: BRENDA MONK

4635 Carl Boozer 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

NOTICE IS HEREBY GIVEN that



POLK COUNTY

--- 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. citycentercdd.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.citycentercdd. org/ prior to the public hearing/meeting date for the call in number in order to at-June 6, 2025



Are there different types of legal notices?

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

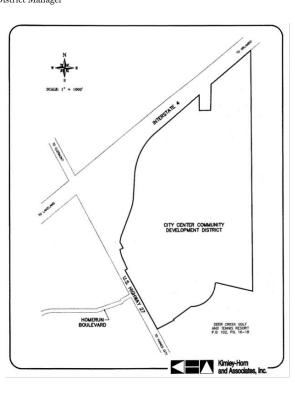
Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

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 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 per-

sonal representative and the personal representative's attorney are set forth

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.

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Com-

munity Property Rights at Death Act

The personal representative has no

below

s described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Jennifer Yamnitz

3437 Myrtle Hill Drive East Lakeland, Florida 33811 Attorney for Personal Representative:

L. Caleb Wilson, Attorne 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 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. NARAINE DAI TIWARIE; NORTHRIDGE 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 NARAINE 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 high-est 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, NORTHRIDGE ES-TATES, 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, DAV-ENPORT, FL 33837

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING 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 or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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

Lis Pendens must file a claim before the

Clerk reports the surplus as unclaimed.

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 Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

Dated this 30 day of May, 2025.

eService: servealaw@albertellilaw.com

25-00847K

If you are a person with a disability

FIRST INSERTION

NOTICE OF SALE PLAT PAGE 31, PUBLIC RE-PURSUANT TO CHAPTER 45 CORDS OF POLK COUNTY, IN THE CIRCUIT COURT OF THE FLORIDA. TENTH JUDICIAL CIRCUIT A/K/A 1411 GRAND CAYMAN CIR WINTER HAVEN FL IN AND FOR POLK COUNTY,

FLORIDA 33884 CIVIL ACTION Any person claiming an interest in the CASE NO.: 2024CA003799000000 WELLS FARGO BANK, N.A., surplus from the sale, if any, other than the property owner as of the date of the

Plaintiff, vs. JACK E. TAYLOR AKA

JACK TAYLOR AKA JACK EDWARD TAYLOR, et al,

ant 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

MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 80,

Silver Jade Bohn, Esq IN/24-033011 June 6, 13, 2025 FIRST INSERTION NOTICE.

call 711.

ALBERTELLI LAŴ

Tampa, FL 33623 Tel: (813) 221-4743

Fax: (813) 221-9171

Florida Bar #95948

By: /s/ Silver Jade Bohn

P. O. Box 23028

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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

IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CP001620A000BA DIVISION: 14

Foreclosure: LOT 6, OF LAKE DEXTER MOORINGS, AS SHOWN BY

NOTICE TO CREDITORS

In re the estate of

Defendant(s). NOTICE IS HEREBY GIVEN Pursu-

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

NOTICE OF PUBLIC SALE The following personal property 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



FIRST INSERTION

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



--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company,

Plaintiff, v. TTC, INC., a Florida corporation,

CENTRAL FLORIDA **INVESTMENTS, INC., a Florida** corporation, POLK COUNTY FLORIDA, a political subdivision of

the State of Florida, and others, Defendants. TO DEFENDANTS: Sally J Walther, Steven F Walther, James D Liddell, Ronald D Nicholson, Christopher

D Dauberman, Foster J & Donna B Ouderkirk Trust, Greg E Hebel, Jack E Coatta, Karen L Mason, M Joan A Legrand, Rosanne Baker, Sandra Legrand, Sherran L Horner, Donald T Weber

YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED CORNER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DIS-TANCE OF 954.14 FEET TO A POINT ON THE SOUTH-ERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOU-LEVARD, AS RECORD IN OFFICIAL RECORDS BOOK 7709, PAGE 539, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA; THENCE CONTIN-UE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT BEGINNING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DIS-TANCE OF 1.066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DISTANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTH-1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTEN-SION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID RIGHT-OF-SOUTHERLY WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45" E A DISTANCE OF 142.68 FEET; THENCE A DISTANCE S36°37'40"E OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE

S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff 's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw.com, on or before June 30, 2025 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immedi-ately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED: May 23, 2025 Stacy M. Butterfield, CPA Clerk of the Court

(Seal) By: Asuncion Nieves As Deputy Clerk Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 svihlen@vbvlaw.com

25-00823K June 6, 13, 2025

FIRST INSERTION

S00°01'49"W

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT. IN AND FOR POLK COUNTY, FLORIDA

CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v. TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY

FLORIDA, a political subdivision of the State of Florida, and others, Defendants.

TO DEFENDANTS: Terry Wayne Langley, John C. Babin, Pricilla Peters, Robert M. Rello Sr., Jeffrey B. Whittington,

YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE SOO°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-CORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET: S89°38'54"W THENCE A DISTANCE OF 617.52 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-TANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTH-EAST ¼ OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTEN-SION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET: (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE

75.82 FEET TO THE POINT OF

BEGINNING. You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney. whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw.com, on or before March 8, 2025 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH

DISABILITIES ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou are entitled, at no cost to vou. 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: January 30, 2025

svihlen@vbvlaw.com

June 6, 13, 2025

Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: Asuncion Nieves As Deputy Clerk Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746.

25-00843K

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

FIRST INSERTION

GENERAL JURISDICTION DIVISION CASE NO. 2024CA001474000000 NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING. Plaintiff, vs.

CARMEN LUISA CRUZ RODRIGUEZ A/K/A CARMEN CRUZ RODRIGUEZ, et al., Defendant. To the following Defendants: Jacob Ruben Caceres Cruz 813 Coastal Bay Lane, Apt. 202, Kissimmee, FL 34741

AND 1207 Calle Izcoa Diaz San Juan, PR 00926 Unknown Spouse of Jacob Ruben Caceres Cruz 813 Coastal Bay Lane, Apt. 202, Kissimmee, FL 34741 AND

1207 Calle Izcoa Diaz San Juan, PR 00926

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

CONDOMINIUM UNIT C, BUILDING 14, LAKE MARI-ON GOLF RESORT CONDO-MINIUM, A CONDOMINIUM, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6080, PAGE 1358, AS AMEND-ED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Nicholas J Vanhook, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before June 9 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 2 day of May, 2025. STACY BUTTERFIELD, CPA

CLERK OF COURT OF POLK COUNTY (SEAL) By Antonio Sparrow As Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 23-05845FL June 6, 13, 2025

25-00824K

FIRST INSERTION NOTICE OF RULEMAKING BY THE

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT A public hearing will be conducted by the Board of Supervisors of the Solterra Resort Community Development District (the "District") on July 11, 2025, at 10:00 a.m., at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837. Prior notice of rule development was published in a newspaper of general circulation on May 30, 2025.

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Solterra Resort Community Development District (the "District") hereby gives the public notice of its intent to: (1) establish amended and restated rates, fees, and charges imposed on residents and non-residents utilizing the Dis-trict's Amenities (collectively, the "Amenities Rates"); and (2) adopt Amended and Restated Rules Relating to Parking and Parking Enforcement (the "Parking Rules"), with penalties including but not necessarily limited to towing.

The purpose and effect of the Amenities Rates and Parking Rules is to provide for efficient and effective District operations of the District's Amenities and other District properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, *Florida Statutes*. General legal authority for the District to adopt the proposed Amenities Rates include Chapters 120 and 190, Florida Statutes (2024), as amended, and specific legal authority includes Sections 190.011, 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024), as amended.

The proposed Amenities Rates include:

ТҮРЕ	RATE	
Annual Resident Cabanas (pool side) Rental*	\$0	
Cabanas (pool side)	\$50.00-\$150.00/day	

* Residents may utilize the cabanas at no charge twice per calendar year in accordance with the District's adopted Revised Amenities Rules & Policies.

The proposed Amenities Rates and Parking Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. A copy of the proposed Amenities Rates may be obtained by contacting the District Manager's Office, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132.

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

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

FIRST INSERTION NOTICE OF MEETING OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("**Board**") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Thursday, June 19, 2025 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the meeting.

Additional information regarding this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: http://lakeashton2cdd.com. by contacting the District Manager, Jason Greenwood, at jgreenwood@ gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of consider-ing related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it. Members of the Public may submit questions and comments to the District Manager at igreenwood@gms-tampa.com by Tuesday, June 17, 2025 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted above.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jason Greenwood, District Manager June 6, 13, 2025 25-00828K



S04°12'31"W A DISTANCE

OF 98.24 FEET; THENCE

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 532024CA002036000000 DIVISION: 15 CrossCountry Mortgage, LLC Plaintiff, -vs.-**Carmen Echevaria; Robier** Quirindongo Santiago a/k/a Robier Quirindongo; Unknown Spouse of Carmen Echevaria; Unknown Spouse of Robier Quirindongo Santiago a/k/a Robier Quirindongo; Association of Poinciana Villages Inc.; Goodleap, LLC f/k/a Loanpal, LLC; Aqua Finance, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).

TO: Robier Quirindongo Santiago a/k/a Robier Quirindongo: LAST KNOWN ADDRESS: 213 Fig Court, Poinciana, FL 34759 and Unknown Spouse of Robier Quirindongo Santiago a/k/a Robier Quirindongo: LAST KNOWN ADDRESS: 213 Fig

Court, Poinciana, FL 34759 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); the aforementioned named and Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents

or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows: LOT 32, BLOCK 818, POIN-

CIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 213 Fig Court, Poinciana, FL 34759.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park

of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Default Date: June 23, 2025 WITNESS my hand and seal of this Court on the 16 day of May, 2025. Stacy M. Butterfield Circuit and County Courts

(SEAL) By: Asuncion Nieves Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 24-330803 FC01 CXE June 6, 13, 2025 25-00822K

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Barry Jeskewich, District Manager Solterra Resort Community Development District June 6, 2025

FIRST INSERTION

NOTICE UNDER

FICTITIOUS NAME

TO WHOM IT MAY CONCERN:

Notice is hereby given that the under signed pursuant to the "Fictitious

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 Cardiac Rehab

Davenport under which (we are)

engaged in business at 40124 US Highway 27, Suite 202 in Davenport,

FL 33837. That the (party) (parties)

interested in said business enterprise is as follows: AdventHealth Polk North,

Inc. at Davenport, Polk County, Florida,

on 6/2/2025, Polk County, Davenport,

25-00850K

Name

FL.

June 6, 2025

Statute, Chapter 865.09,

25-00829K

LEGAL NOTICE Call **941-906-9386** and select the appropriate County name from the legal@businessobserverfl.com



PUBLISH

YOUR

menu option

or email



FIRST INSERTION

KRYSTINA MORALES, WESLYN E

DEVELOPMENT, ALL UNKNOWN

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

LOT 51, LAKE SMART POINTE, ACCORDING TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 172,

PAGES 9-12, INCLUSIVE, OF

THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA.

to the highest and best bidder for cash,

on-line at 10:00 a.m. (Eastern Time) at

www.polk.realforeclose.com, on 24TH

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 WITHIN 60

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

of the Court on this 20th day of May,

WITNESS my hand and the seal

STACY M. BUTTERFIELD, CPA

Drawer CC-12, P. O. Box 9000

Bartow, Florida 33831-9000 (SEAL) By Ashley Saunders

Clerk of the Circuit Court

Deputy Clerk

25-00821K

and LITE 🔳

impaired, call 711.

Polk County Clerk of Courts

Drawer CC-12, P. O. Box 9000

Civil Law Department

Bartow, FL 33831-9000

June 6, 13, 2025

1:23 1

2025.

DAYS AFTER THE SALE.

County, Florida, described as:

("Property")

day of JUNE,2025.

Property Address:

312 Lake Smart Circle,

Winter Haven, FL 33881

ZUNIGA VALLE, SECRETARY OF

LAKE SMART POINTE

HOUSING AND URBAN

TENANTS OWNERS

HOMEOWNERS

Plaintiff(s) VS.

Defendant(s)

ASSOCIATION INC

POLK COUNTY

--- PUBLIC SALES / SALES ---

NOTICE OF SALE NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024CA003444000000 LAKEVIEW LOAN CASE NO. 2024CC-005201-0000-00

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, HAYN-SWORTH HEIGHTS, AC-CORDING 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

YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS IN THE CIRCUIT COURT OF THE AS UNCLAIMED. IF YOU FAIL TO 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

FIRST INSERTION

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING

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

> Dated this 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

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 GIV-EN 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

RE-NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

FENTH JUDICIAL CIRCUIT OF

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

impaired, call 711.

June 6, 13, 2025 25-00819K

FIRST INSERTION

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 RE-CORDED 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@mwc-law.com File No: 23-400334 June 6, 13, 2025 25-00832K

in Case No. 53-2024-CA-004913 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County,

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 proj ect is Republic Services of Florida, LTD. The applicant's responsible official and mailing address are: Branham Lafferty, Environmental Manager, Republic Ser-vices of Florida, LTD, Cedar Trail Landfill, 2500 West S.R. 60, Bartow, Florida 33830.

erates the existing Cedar Trail Landfill, which is located in Polk County at 2500 West S.R. 60, Bartow, Florida.

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 re-quirements 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

FIRST INSERTION

equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-213, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a proposed permit and subsequent final permit in accordance with the conditions of the draft permit unless a response received in accordance with the following procedures results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Written comments must be received by the close of business (5:00 p.m.), on or before the end of this 30day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority. any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft permit, the Permitting Authority shall issue a revised draft permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address

or phone number. Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above. at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Bule 28-106 205. EA.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected

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 in ac-cordance with Florida Statutes, Sec-

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate: (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this written notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation: Mediation is not avail-

able in this proceeding. Objections: Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b)(2), any person may petition the Administrator of the EPA within 60days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objections to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b)(2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, N.W., Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objections, visit EPA's Region 4 web site at http://www2.epa.gov/caa-permitting/ florida-proposed-title-v-permits.

June 6, 2025 25-00837K

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 29th day of May 2025 Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff June 6, 13, 2025 25-00841K

Administrator, 255 N. Broadway Av-

a.m. Eastern Time on www.polk. realforeclose.com, on the 14th day of

tion 45.031.

KISSIMMEE, FL 34759 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

FIRST INSERTION wherein bidding begins at 10:00

Facility Location: The applicant op-

Project: The applicant applied on

SARASOTA COUNTY Salasolacielk.com

OFFICIAL

COURTHOUSE

WEBSITES

MANATEE COUNTY manateeclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

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

Florida, wherein DATA MORTGAGE, INC. DBA ESSEX MORTGAGE is Plaintiff, and KEVIN N. MARTIN SINCLAIR, KATIA C. MARTIN SIN-CLAIR, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC. AS NOMINEE FOR SI MORTGAGE COMPANY, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AS-SOCIATION OF POINCIANA VIL-LAGES, INC. and POINCIANA VIL-LAGE SEVEN ASSOCIATION, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash

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, POIN-CIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORD-ING 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,

FIRST INSERTION

Civil Case No. 2018-CA-004712 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. Bank National Association as trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-15N, Plaintiff and Marc John Cox are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on June 20, 2025, the following described property as set forth in said Final Judg-

LOT 61, OF WATERSONG PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 135,

AT PAGE(S) 45 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

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 sale or Final Judgment, entered in

NOTICE OF SALE above named Defendant(s) who are not known to be dead or alive. Unknown Parties claiming by, Claimants Defendant(s).

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 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 ment, to-wit: NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure

enue, 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. 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 FC01 CXE June 6, 13, 2025 25-00820K

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 Representa-

tive and the Personal Representative's Attorney are set forth below.

other persons having claims or de-mands against Decedent's Estate on

whom a copy of this notice is required

to be served must file their claims with this Court ON OR BEFORE THE

LATER OF 3 MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR 30 DAYS AF-

TER THE DATE OF SERVICE OF A

duty to discover whether any property

held at the time of the Decedent's death

by the Decedent or the Decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-munity 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

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

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

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,

Clearwater, Florida 33756

Telephone: (727) 477-2255

Secondary E-Mail:

May 30; June 6, 2025

Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com

ashley.cribbis@atcauselaw.com

25-00798K

Suite 201

DATE OF DEATH IS BARRED.

notice is May 30, 2025.

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

All other creditors of the Decedent

must be filed with the clerk.

NOTICE.

BARRED

The Personal Representative has no

COPY OF THIS NOTICE ON THEM.

All creditors of the Decedent and

SUBSEQUENT INSERTIONS

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.

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

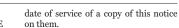
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532025CP001221A000BA IN RE: ESTATE OF JULIE LEE MILLS Deceased.

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

ALL CLAIMS NOT FILED WITHIN



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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

Whitney Warner

2667 Oneida Street Sauguoit, New York 13456 Krista Mahalak Florida Bar No. 78231 Peterson & Myers, P.A. P.O. Box 7608 Winter Haven, FL 33883 Telephone (863) 294-3360 kmahalak@petersonmyers.com dhughes@petersonmyers.com Attorneys for Personal Representative May 30; June 6, 2025 25-00788K

SECOND INSERTION

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the de-

cedent'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 Repre-sentative's attorney are set forth below.

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

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

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

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 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. 25-CP-001548 IN RE: ESTATE OF BRANDON MICHAEL BAILEY, aka BRANDON MICHEAL BAILEY, Deceased.

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 speci-fied under s. 732.2211, Florida Statutes. BRANDON MICHAEL BAILEY, also

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

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

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 lo-cated inside the mobile home. Last Tenant: Latisa Monique Harris and Terry Jackson. Sale to be held at: Palm Key Village, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700. May 30; June 6, 2025 25-00804K

you or immediately thereafter. If you

fail to do so, a default may be entered

against you for the relief demanded in

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

You must keep the Clerk of the Cir-

cuit Court's office notified of your cur-rent address. (You may file Designation

of Current Mailing and E-Mail Address,

Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in

this lawsuit will be mailed or emailed to

the addresses on record at the Clerk's

CLERK OF THE CIRCUIT COURT

(SEAL) By: Ivy Gohn

Deputy Clerk

25-00727K

the petition.

request.

office.

Dated: 5/8/25

Grant D. Lyons, Esq., Attorney for the Father,

Highland City, Florida 33846,

email: service@lyonslawfl.com

May 16, 23, 30; June 6, 2025

P.O. Box 87,

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

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 DE-SCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT: LOT 91, SECOND REPLAT OF ECHO TERRACE, AN AD-DITION TO LAKE ALFRED. FLORIDA, ACCORDING TO THE PLAT THEREOF, RE-CORDED 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,

/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

SECOND INSERTION

NOTICE TO CREDITORS

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.

Suite 205, Jacksonville, Florida, 32205,

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

25-00717K

unless a written demand is made by a

SAVE The administration of the estate of

JUNE 6 - JUNE 12, 2025



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication

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



known as BRANDON MICHEAL BAI-LEY, deceased, whose date of death was March 10, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

VERONICA BAILEY Personal Representative 1100 Redondo Drive Woodway, TX 76712

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com May 30; June 6, 2025 25-00789K



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 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.

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 Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

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

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

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

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

The date of first publication of this notice is May 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@florida probatelaw group.comSecondary E-Mail: service@floridaprobatelawgroup.com May 30; June 6, 2025 25-00782K

POLK COUNTY

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 dis-ability 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-

SECOND INSERTION

--- ESTATE /ACTIONS / SALES ---

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 SHELLY TOMLIN, deceased and all others claiming by, through and under SHIRLEY WEBBER AKA SHIRLEY TOMLIN AKA SHELLY 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 claiming by, through and under LAWRENCE JONES, NIKITA WEBB, and all others claiming by, through and under NIKITA WEBB, DIONNE JACKSON AKA DI-ANNE JACKSON, and all others claiming by, through and under DIONNE

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 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.

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 demanded in the Complaint or petition. If you are a person with a disabil-

ity who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 20 day of May 2025.

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Tamika Joiner As Deputy Clerk

Isaac Manzo, of Manzo & 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

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

The date of first publication of this notice is: 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

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 Judicial Circuit in and for Polk County Florida, wherein, WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4 is the Plaintiff, and MONA MAGLOIRE A/K/A MARIE M. MAGLOIRE; BARBARA 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

NOTICE OF SALE

IN THE COUNTY COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY,

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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk. realforeclose.com on August 13, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

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

If you are a person with a disabil-

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

A.M. on the 30th day of June 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted, ATLAS LAW, PLLC Brian C. Chase, Esq. -Fla. Bar No. 17520 LeBron C. Page, Esq. -Fla. Bar No. 1030825 1313 N. Howard Avenue Tampa, Florida 33607 813.241.8269 efiling@atlaslaw.com

Attorneys for Plaintiff May 30; June 6, 2025 25-00777K 10TH JUDICIAL CIRCUIT, IN AND

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

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notification if the time before the sched-uled appearance is less than 7 days;

if you are hearing or voice impaired,

WITNESS my hand and the seal of

Clerk of the Circuit Court

Deputy Clerk

25-00779K

(SEAL) By: Antonio Sparrow

this court on this 16 day of May, 2025. Stacy M. Butterfield

Default Date June 23 25

Business Observer.

call 711.

Albertelli Law

P.O. Box 23028

Tampa, FL 33623

May 30; June 6, 2025

NL - 25-001293

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

NOTICE OF ACTION

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 PAR-TIES 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

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT(S) 48, LAKE TRACY ESTATES, ACCORDING TO THE PLAT THEREOF AS 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 you written defenses, if any, to it, on Mc-Calla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson

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 receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date: June 30, 2025

WITNESS my hand and seal of this Court this 22 day of May, 2025. STACY BUTTERFIELD, CPA

CLERK OF COURT OF POLK COUNTY (SEAL) By Asuncion Nieves As Deputy Clerk

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 24-10321FL May 30; June 6, 2025 25-00794K

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

Any persons claiming an interest in

the surplus from the sale, if any, other

45.031 F.S.

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, Florida 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,

NOTICE OF SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

FOR POLK COUNTY, FLORIDA

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 Av-enue, 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 appear-

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

ance is less than 7 days; if you are hear-

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.

SECOND INSERTION

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, Florida, described as: 1969 BRIG mobile home bearing

vehicle identification number 64120333.

Property Address: 322 Jupiter Avenue, Lot No. 80, Winter Haven, Florida 33884 at public sale, to the highest and best

bidder, for cash, via the internet at www.polk.realforeclose.com at 10:00 ANTS are Defendants. 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

unclaimed.

ity 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 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.

CLAIMANTS ADDRESS: UNKNOWN

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

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 Wilson Rodriguez and Jorge Diaz Nieves will on the 12th day of June 2025, at 10:00 a.m., on property at 48 Azalea Drive, Lot #48-AZ, Winter Haven, Polk County, Florida 33881, in Lucerne Lakeside, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1966 LIBT Mobile Home VIN No.: G1193 Title No.: 2199848 And All Other Personal Property Therein PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd. Suite 210-B Tallahassee, Florida 32303 25-00784K May 30; June 6, 2025

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 4632 Armitage Place, Lot #159, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715,109: 1990 CHAN MOBILE HOME, VIN: CH11394A, TITLE NO.: 0049222830, and VIN: CH11394B, TITLE NO.: 0049222832 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-1017) May 30; June 6, 2025 25-00803K

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-

CASE NO. 2023CA006233000000 COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC. tion of the Notice of Action, on Albera Florida non-profit Corporation, telli Law, Plaintiff's attorney, whose Plaintiff, VS.

RICHARD A. ADAMS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Amended in REM Final Judgment of Foreclosure dated May 16, 2025 in Case No. 2023CA006233000000 in the Circuit Court in and for Polk County, Florida wherein COUNTRY WALK OF WINTER HAVEN 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

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

Dated: May 23, 2025 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel· (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 SERVICE LIST CASE NO. 2023CA006233000000 FLORIDA COMMUNITY LAW GROUP, P.L. P.O. BOX 292965 DAVIE, FL 33329-2965 JARED@FLCLG.COM RICHARD A. ADAMS 3120 COUNTRY CLUB CIRCLE WINTER HAVEN, FL 33881 To be published in the Business Observer

May 30; June 6, 2025 25-00800K

POLK COUNTY

--- ACTIONS ----

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. FLORIDA CASE NO.: 532024CC007079000000 TRANQUIL MHC, LLC and LSC MOBILE SALES, INC., Plaintiffs, vs. ROBERTO MARTINEZ and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES. Defendants.

TO: Roberto Martinez 67 Avenue E North, Lot No. 67 Auburndale, Florida 33823 Roberto Martinez 67 Avenue E North, Apt SPC6 Auburndale, Florida 33823

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

67 Avenue E North, Lot No. 67, Auburndale, Florida 33823 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa. Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OB-

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA

CIRCUIT CIVIL DIVISION

532024CA004613000000

WILMINGTON SAVINGS FUND

SOCIETY, FSB, NOT IN ITS

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

FOR THE FLIC RESIDENTIAL

MORTGAGE LOAN TRUST I

LIABILITY COMPANY, et al.,

Last Known Address: 306 Flint St.,

an action to foreclosure a mortgage on

the following property located in Polk

LOT 14, BLOCK 1, HIGHLAND

PARK MANOR PLAT NO. 1 AC-CORDING TO MAP OR PLAT

THEREOF AS RECORDED IN

PLAT BOOK 54, PAGE 3 OF THE PUBLIC RECORDS OF

including the buildings, appur-tenances, and fixture located

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

filed against you and you are required

to serve a copy of your written defenses

if any, to it on HARRIS S. HOWARD,

POLK COUNTY, FLORIDA.

YOU ARE HEREBY NOTIFIED that

LEWIS ESTATES LLC.

A FLORIDA LIMITED

TO: ALEXIS LEWIS

Haines City, FL 33844

Plaintiff, v.

Defendants.

County, Florida:

thereon.

"Property").

CASE NO.:

SERVER. and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default Date: June 30, 2025 WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.

Dated: MAY 22 2025 STACY M. BUTTERFIELD Clerk of the Circuit and County Court (SEAL) By: Asuncion Nieves As Deputy Clerk Brian C. Chase, Esq.

Plaintiff's attorney, 1313 North Howard Avenue, Tampa. Florida 33607 May 30; June 6, 13, 20, 2025 25-00787 K

SECOND INSERTION

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

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

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

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

HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 May 30; June 6, 2025 25-00809K

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 53-2025-CA-000614-0000-00 Freedom Mortgage Corporation

CERTAIN RETIRED 2014 DOUBLEWIDE TIMB MO-BILE HOME HAVING VIN # DISH05894GAA, TITLE # 114248549, RP # 12653377 AND VIN # DISH05894GAB, TITLE # 114248671, RP # 12653376 LOCATED ON SAID PROP-ERTY.

has been filed against you and you are

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2025CP001731A000BA

Division: Probate IN RE: ESTATE OF TERESA ANN AKE A/K/A TERESA AKE Deceased.

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

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

CLEAR SPRINGS

STEWARDSHIP DISTRICT

NOTICE OF THE DISTRICT'S

INTENT TO USE THE UNIFORM METHOD

OF COLLECTION OF

NON-AD VALOREM SPECIAL

ASSESSMENTS

Notice is hereby given that the

Clear Springs Stewardship District

("District") intends to use the uniform

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

--- SALES / ESTATE ---

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

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

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

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

Personal Representative: William John Ake 13014 Wanesta Dr.

Poway, CA 92064 Attorney for Personal Representative: Daniel Medina, B.C.S., Attorney Florida Bar No. 0027553 Linda M. Schultz, Esq. Florida Bar No. 1008259 MEDINA LAW GROUP, P.A. 425 S. Florida Ave., Ste. 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com: linda@medinapa.com Secondary E-Mail: sam@medinapa.com May 30; June 6, 2025 25-00808K

SECOND INSERTION

sessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

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.

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. District Manager

May 30; June 6, 13, 20, 2025 25-00802K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA PROBATE DIVISION File Number:

2025CP001466A000BA IN RE: ESTATE OF LUCILLE M. PRYCE, Deceased. 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.

All creditors of the Decedent and other persons having claims or de-mands 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

SECOND INSERTION

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

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

The 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.

The date of first publication of this Notice is May 30, 2025. **Personal Representative:**

LESLIE PRYCE 5556 Estero Loop

Port Orange, FL 32128 Attorney for Personal Representative: BARRY A. DIAMOND, #471770 LAW OFFICES OF BARRY A. DIAMOND, P.A. Coral Springs Professional Campus 5541 N. University Drive, Suite 103 Coral Springs, Florida 33067 Telephone: (954) 752-5000 May 30; June 6, 2025 25-00811K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH IUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001329 Division: Probate

IN RE: ESTATE OF HERSCHELL COLLIS DUPREE Deceased.

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 AF-TER 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 per-sons 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 SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 30, 2025.

Personal Representative: Rhontaneice Dupree 2562 Palm Drive NE

Winter Haven, Florida 33881 Attorney for Personal Representative: Stephen H. Bates Esq. Florida Bar No.: 58197 290 1st Street S. Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500 Email Stephen@southernatlanticlaw. com

Sandy@southernatlanticlaw.com pleadings@southernatlanticlaw.com Attorneys for Personal Representative May 30; June 6, 2025 25-00801K

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

SECOND INSERTION

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. 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. 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.

Owners of the properties to be as-

Plaintiff, vs.

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

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

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

LOT 37, COUNTRY TRAILS PHASE ONE, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 82, PAGES 30 AND 31, IN THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before June 23 25, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 5-16-25.

Stacy M. Butterfield As Clerk of the Court (SEAL) By Antonio Sparrow As Deputy Clerk Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 23-F01624 May 30; June 6, 2025 25-00797K

CASE NO.: 2022-CA-003603 CALABAY PARC HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation,

Plaintiff, vs.

ASHRAF SOLIMAN, individually; **OLIVIA BOTROS**, individually; Defendants.

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: Property Address: 208 Plumoso Loop, Davenport, Florida 33897 Property Description: LOT 175, CALABAY PARC, UNIT TWO, ACCORDING TO PLAT THEREOF AS RE-CORDED IN PLAT BOOK 121, PAGES 46 AND 47, OF THE PUBLIC RECORDS OF POLK

you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hear-ing or voice impaired, call 711. John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Arthur Barksdale Florida Bar No.: 0040628 Rebecca Blechman Florida Bar No.: 0121474 Nelson Crespo Florida Bar No.: 0121499 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Shelby Pfannerstill Florida Bar No.: 1058704 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph. (407) 839-3383 Fx. (407) 839-3384 Service E-Mail: JDLaw@Orlando-Law.com Attorney for Plaintiff, Association May 30; June 6, 2025 25-00807K

CIVIL DIVISION: CASE NO.: 2024CA001548000000 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. 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 high-est 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: LOT 9, BLOCK 757, POIN-CIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 420 ALBATROSS CT, KISSIMMEE, FL 34759 IF YOU ARE A PERSON CLAIM-

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.

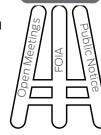
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 28 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 24-01118 May 30; June 6, 2025 25-00806K

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





Publishing notices on the internet is neither cheap nor free

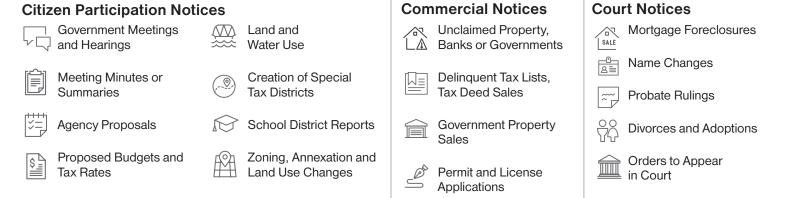


Newspapers remain the primary vehicle for public notice in

all 50 states



Court Notices



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