

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PLM listening Daughter located at 541 Swallowtail Dr. in the City of Haines city, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of June, 2025.

Herline previl

June 13, 2025	25-00869K
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Nixie Engineering located at 1659 Fruitwood Dr in the City of Lakeland, Polk County, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of June, 2025.

Kevin Racktoo and Elisa Rexinger

June 13, 2025	25-00874K
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FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Urology at Davenport under which (we are) engaged in business at 2217 North Blvd W in Davenport, FL 33837. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Davenport, Polk County, Florida, on 6/3/2025, Polk County, Davenport, FL.

June 13, 2025	25-00882K
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FIRST INSERTION

AFFIDAVIT OF DILIGENT SEARCH

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No.: 532022CP0016160000XX Section: 14

IN RE: ESTATE OF MICHAEL P. O'MALLEY, Deceased.

BEFORE ME, the undersigned authority, personally appeared Jaime Duncanson, who, after being by me duly sworn, deposes and says:

1. Affiant, Jaime Duncanson, is a cousin of the Decedent and is the Personal Representative of the Estate of Michael P. O'Malley.

2. The Decedent, Michael P. O'Malley had one child, to wit:

a. Michael T. O'Malley.

3. Affiant does not know the whereabouts of her first cousin once removed, Michael T. O'Malley.

4. Affiant has not communicated with or known the whereabouts of her first cousin once removed, Michael T. O'Malley for over 20 years.

5. Affiant has attempted to locate her first cousin once removed, Michael T. O'Malley through the world wide web and social media.

6. Furthermore, Affiant has contacted numerous friends and family members to try to track down and/or locate Michael T. O'Malley.

7. None of the family members contacted were able to provide any information or provide the location of Michael T. O'Malley.

8. Affiant believes the last known whereabouts of Michael T. O'Malley to be in Galien, Michigan and it appears he does not want to speak to anyone associated with his father's family or this matter.

9. Affiant's attorney has also conducted a Thompson Reuters Westlaw Public Records Search "People Search" for Michael T. O'Malley and have sent letters via regular and certified mail to the address located in Galien, Michigan, however, they all were not responded to or returned unclaimed.

FURTHERAFFIANT

SAYETH NAUGHT

Jaime Duncanson

June 13, 20, 2025	25-00877K
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FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/07/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2002 SKYL mobile home bearing the vehicle identification numbers 9P610408PA and 9P610408PB and all personal items located inside the mobile home. Last Tenant: Latisia Monique Harris and Terry Jackson. Sale to be held at: Palm Key Village, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

June 13, 2025	25-00880K
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FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1987 MERI mobile home bearing the vehicle identification numbers TW252FK22548A and TW252FK22548B and all personal items located inside the mobile home. Last Tenant: Ronald Omahne and Bartholomew Skinger a/k/a Bartholomed Skinger. Sale to be held at: Foxwood Village, 4700 Foxwood Boulevard, Lakeland, Florida 33810, (863) 859-0277.

June 13, 2025	25-00881K
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FIRST INSERTION

PUBLIC NOTICE

The Florida Department of Transportation will be negotiating the sale of surplus property located east of SR 27 and adjacent to Little Lake Hamilton , Haines City, in Polk County.. The parcel contains approximately 9.62 acres.

June 13, 2025	25-00861K
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FIRST INSERTION

NOTICE TO CREDITORS

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

File No.: 2024CP0043100000XX

IN RE: ESTATE OF LORNA VERA BARRETT Deceased.

The administration of the estate of LORNA VERA BARRETT, deceased, File Number: 532024CP0043100000XX, whose date of death was June 8, 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 name and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is June 13th, 2025.

Personal Representative:

David Bryan Barrett

7320 Griffin Road, Suite 109 Davie, FL 33314

Attorney for Personal Representative

Nataly E. Rodriguez, Esq.

Florida Bar No. 1015543

Kalis, Kleiman & Wolfe.

Attorney for Petitioner

7320 Griffin Road, Suite 109 Davie, FL 33314

Phone: 954-791-0477

Email: nataly@kklawus.com

June 13, 20, 2025	25-00867K
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FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

PROBATE FILE NO. 53-2024-CP-002363-0000-XX

IN RE: Estate of LAWRENCE WILLIAM THOMAS, Deceased.

The administration of the estate of Lawrence William Thomas, deceased, whose date of death was December 4, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

/s/ Mitchell Amato

Mitchell Amato

822 Myles Circle

Jefferson, Georgia 30549

Attorney for Personal Representative:

/s/ Amy L Phillips

AMY L. PHILLIPS

Attorney for the Personal Representative

Florida Bar No. 91682

P.O. Box 4397

Winter Haven, FL 33885

(863) 268-8292

amy@amyphillipspllc.com

June 13, 20, 2025	25-00858K
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FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 53-2025-CP-001914-A000-BA

IN RE: ESTATE OF MARGARET R. MULDER Deceased.

The administration of the estate of Margaret R. Mulder, deceased, whose date of death was March 18, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

Stanley B. Mulder

109 Shelley Drive

Winter Haven, Florida 33884

Attorney for Personal Representative:

Mark G. Turner, Esquire

Florida Bar Number: 794929

Straughn & Turner, P.A.

Post Office Box 2295

Winter Haven, Florida 33883-2295

Telephone: (863) 293-1184

Fax: (863) 293-3051

E-Mail: mturner@straughnturner.com

Secondary E-Mail: ahall@straughnturner.com

June 13, 20, 2025	25-00865K
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FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

Case No. 2025CP001786A000BA

Division: Probate

IN RE: ESTATE OF BOBBY J. SCHNEIDER Deceased.

The administration of the Estate of Bobby J. Schneider, deceased, whose date of death was April 3, 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 creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

Debra A. Neilan f/k/a Debra A. Schneider

6822 Brompton Drive

Lakeland, FL 33805

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

June 13, 20, 2025	25-00860K
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FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Probate Division

CASE NO.: 2025-CP-001026

IN RE: ESTATE OF CHARLES ROSA, Deceased.

The administration of the estate of Charles Rosa, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is Friday, June 13, 2025.

Personal Representative:

VIRGINIA GLASS

8304 West Lake Marion Road

Haines City, Florida 33844

Attorney for Personal Representative:

BART SCOVILL, Attorney

Florida Bar Number: 0985716

8031 Cooper Creek Blvd., Suite 101

University Park, Florida 34201

Telephone: (941) 365-2253

E-Mail: bart@scovills.com

Secondary E-Mail: melissa@scovills.com

June 13, 20, 2025	25-00859K
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FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001607-A000BA

IN RE: ESTATE OF BETTY JANE FEEMAN LUSTIG A/K/A BETTY JANE LUSTIG Deceased.

The administration of the estate of BETTY JANE FEEMAN LUSTIG a/k/a BETTY JANE LUSTIG, deceased, whose date of death was December 7, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

ALICIA SUE ROACH

9600 Cove Drive, #B-3

Royalton, Ohio 44133

Attorney for Personal Representative:

TIMOTHY A. BOYKO, ESQ.

Florida Bar Number: 832420

MANSOUR GAVIN, LPA

6133 Rockside Road, Ste. 301

Independence, OH 44131

Telephone: (216) 453-5907

E-Mail: tboyko@mgsmlpa.com

June 13, 20, 2025	25-00873K
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FIRST INSERTION

NOTICE OF ACTION

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

CASE NO. 2025-CA-000253

MIDFLORIDA CREDIT UNION, Plaintiff, v.

GREGORY JAMES HIATT; DORIS HIATT; TENANT #1; TENANT #2; EXPRESS FUNDING, INC.; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: The Northwest 1/4 of the Northwest 1/4 of Section 31, Township 26 South, Range 25 East, Less the East 743 feet thereof and Less the North 495 feet thereof and Less the South 683.18 feet

thereof, all lying and being in Polk County, Florida. Parcel Identification No.: 25-26-31-000000-033020

Property Address: 10202 Quinn Road, Polk City, Florida 33868

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before July 10, 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.

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.

DATE: June 3, 2025

STACY M. BUTTERFIELD

Clerk of the Circuit Court

By: Deputy Clerk

Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801

June 13, 20, 202525-00856K

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 2023-CA-004896

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.

DENNIS OLMEDA, JR., et al., Defendants.

TO: Claude A. Prosper 3191 Windchime Circle W. Apopka FL 32703

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: Lot 10, Block 499, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, as per plat thereof, recorded in Plat Book 55, Page 5-18, of the Public Records of Polk County, Florida.

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

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 July 7, 2025

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 30 day of May, 2025.

Stacy M. Butterfield

as Clerk of the Circuit Court of Polk County, Florida

(SEAL) By: Asuncion Nieves

DEPUTY CLERK

Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789

June 13, 20, 202525-00855K

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD AND OTHER RELIEF

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

CASE NO.: 2024 DR-005329

Family Division

DANIELA NAVARRETE

Petitioner vs.

BERNARDO ANTONIO OLALDE

Respondent

TO: BERNARDO ANTONIO OLALDE

Unknown Address

YOU ARE HEREBY NOTIFIED that an action for Petition for Dissolution of Marriage with Minor Child and Other Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on OMAR CARMONA-SANCHEZ, ESQUIRE, Petitioner's attorney, whose address is 11954 Narcoossee Rd. Ste. 2 PMB #237, Orlando, FL 32832, on or before the 7th day of July, 2025, and file the original with the clerk of this court at Polk County Courthouse, 255 N. Broadway Ave, Bartow, FL 33830, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated on May 28th, 2025

STACY M. BUTTERFIELD

CLERK OF THE CIRCUIT COURT

(SEAL) By: Jennifer Mills

Deputy Clerk

OMAR CARMONA-SANCHEZ, ESQUIRE, Petitioner's attorney, 11954 Narcoossee Rd. Ste. 2 PMB #237, Orlando, FL 32832

June 13, 20, 27; July 4, 202525-00857K

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

FILE NO. 2025CP001589A000BA

IN RE: ESTATE OF JACQUELINE M DART

DECEASED.

The administration of the estate of Jacqueline M Dart, deceased, whose date of death was March 27th, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 13, 2025.

Personal Representative:

James Dart

Attorney for Personal Representative:

Paula F Montoya

June 13, 20, 202525-00868K

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

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

GENERAL JURISDICTION DIVISION

CASE NO. 2025CA000551000000

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPLI TRUST, Plaintiff, vs.

STANLEY SIMEON, et. al. Defendant(s),

TO: STANLEY SIMEON, UNKNOWN SPOUSE OF STANLEY SIMEON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: UNIT NO. 206, BUILDING NO. 2, COBBLESTONE LANDING TOWNHOMES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6975, PAGE 2085, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS AMENDED.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 07/18/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 10 day of June, 2025.

Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT

(SEAL) BY: /s/ Tamika Joiner

DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

24-243257

June 13, 20, 202525-00872K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION

CASE NO. 532023CA003812000000

CrossCountry Mortgage, LLC, Plaintiff, vs.

Latoy Michelle Johnson, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduled Foreclosure Sale, entered in Case No. 532023CA003812000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein CrossCountry Mortgage, LLC is the Plaintiff and Latoy Michelle Johnson; Tuscany Preserve Community Association, Inc.; Lake Marion Golf Estates Master Homeowner's Association, Inc.; Association of Poinciana Villages, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 9th day of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 121, TUSCANY PRESERVE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE(S) 15 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID: 28-28-15-935362-001210

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

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

Dated this 4th day of June, 2025.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

4919 Memorial Hwy, Suite 135 Tampa, FL 33634

Phone: (954) 618-6955

Fax: (954) 618-6954

FLCourtDocs@brockandscott.com

By /s/Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 22-F00375

June 13, 20, 202525-00851K

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

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

Rarely do consumers specifically search online for public notices.

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 532025CP0005550000XX

Division 14

IN RE: ESTATE OF WILLIAM NUNEZ CABRERA

Deceased.

The administration of the estate of William Nunez Cabrera, deceased, whose date of death was September 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, #CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

Wisael Nunez Pagan

2708 Sensation Street

Davenport, Florida 33837

Attorney for Personal Representative:

Rodolfo Suarez Jr. Esq., Attorney

Florida Bar Number: 013201

9100 South Dadeland Blvd, Suite 1620

Miami, Florida 33156

Telephone: 305-448-4244

E-Mail: rudy@suarezlawyers.com

eservice@suarezlawyers.com

June 13, 20, 202525-00879K

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

Case No. 2025CP001488A000BA

Division: Probate

IN RE: ESTATE OF JOHN E.E. FRANKLIN

Deceased.

The administration of the Estate of John E.E. Franklin, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N Broadway Ave, Bartow, FL 33830. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Ancillary Personal Representative:

Linda M. Schultz, Esq.

425 South Florida Avenue, Suite 101

Lakeland, FL 33801

Attorney for Ancillary

Personal Representative:

Daniel Medina, B.C.S., Attorney

Florida Bar Number: 0027553

MEDINA LAW GROUP, P.A.

425 S. Florida Avenue, Suite 101

Lakeland, FL 33801

Telephone: (863) 682-9730

Fax: (863) 616-9754

E-Mail: dan@medinapa.com

Secondary E-Mail:

sam@medinapa.com

June 13, 20, 202525-00878K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No.

53-2025CP-001624-A000-BA

Division 14

IN RE: ESTATE OF CHARLES LEE ATCHUE SR.

Deceased.

The administration of the estate of Charles Lee Atchue Sr., deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

Charles L. Atchue, Jr.

11(B) East Street

North Grafton, Massachusetts 01536

Attorney for Personal Representative:

L. Caleb Wilson, Attorney

Florida Bar Number: 73626

Craig A. Mundy, P.A.

4927 Southfork Drive

Lakeland, Florida 33813

Telephone: (863) 647-3778

Fax: (863) 647-4580

E-Mail: caleb@mundylaw.com

June 13, 20, 202525-00866K

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

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

Rarely do consumers specifically search online for public notices.

HOW TO PUBLISH YOUR LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com

Business Observer

1V0230

1V20878_V12

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

1V20878_V12

FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2024 CC 3890</p> <p>BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. PATRICK MARAJ, ET AL., DEFENDANTS.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 20, 2025, and entered in Case No. 2024 CC 3890 of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC. is Plaintiff, and PATRICK MARAJ, JEWELL MARAJ, J. DOUGLAS LANIER and COLLINS ROOFING are Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash: [] www.polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 22nd day of July, 2025 the following described property as set forth in said Final Judgment, to wit:</p> <p>Unit No. 1027, in Building No. 10, of Bella Piazza, a Condominium, according to the Declaration of Condominium recorded in O. R. Book 7613, Page 791, and all exhibits and amendments thereof, Public Records of Polk County, Florida.</p> <p>A/K/A: 909 Charo Parkway, #1027, Davenport, FL 33897</p>
<p>A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.</p> <p>I HEREBY CERTIFY a copy of the foregoing was served by first class United States mail or e-mail to Patrick Maraj, 909 Charo Parkway, #1027, Davenport, FL 33897, Jewell Maraj, 909 Charo Parkway, #1027, Davenport, FL 33897, J. Douglas Lanier, 907 Arabian Ave., Winter Springs, FL 32708, and Collins Roofing, 2323 W. Memorial Blvd., Lakeland, FL 33815, on this 4th day of June, 2025.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff</p> <p>1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301</p> <p>Phone: (954) 985-4102</p> <p>Fax: (954) 987-5940</p> <p>Primary email: cofoservicemail@beckerlawyers.com</p> <p>BY: Carolyn C. Meadows Florida Bar #92888</p> <p>B30355/418861/26870109</p> <p>June 13, 20, 2025 25-00852K</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA005049000000</p> <p>CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. WAYNE C. JACKMAN; ROYAL RIDGE HOMEOWNERS' ASSOCIATION, INC.; TIC PALM COAST, INC. A/K/A TIME INVESTMENT COMPANY INC.; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE; Defendants</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated May 13, 2025, and entered in Case No. 2023CA005049000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and WAYNE C. JACKMAN; ROYAL RIDGE HOMEOWNERS' ASSOCIATION, INC.; TIC PALM COAST, INC. A/K/A TIME INVESTMENT COMPANY INC.; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 14TH day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit:</p>
<p>LOT 193, BLOCK I, OF ROYAL RIDGE PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGE 38 THROUGH 40, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 9th day of June, 2025</p> <p>VAN NESS LAW FIRM, PLC</p> <p>1239 E. Newport Center Drive, Suite 110</p> <p>Deerfield Beach, Florida 33442</p> <p>Ph: (954) 571-2031</p> <p>PRIMARY EMAIL: Pleadings@vanlawfl.com</p> <p>/s/ Mark Elia</p> <p>Mark C. Elia, Esq.</p> <p>Florida Bar #: 695734</p> <p>CR18403-23/sap</p> <p>June 13, 20, 2025 25-00871K</p>

FIRST INSERTION
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2018CA000971000000</p> <p>U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, Plaintiff, vs. WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL., ; et al. Defendants</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated May 27, 2025, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder</p>
<p>for cash via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 11TH day of JULY, 2025, the following described property as set forth in the final judgment, to wit:</p> <p>LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 9th day of June, 2025.</p> <p>VAN NESS LAW FIRM, PLC</p> <p>1239 E. Newport Center Drive, Suite 110</p> <p>Deerfield Beach, Florida 33442</p> <p>Ph: (954) 571-2031</p> <p>PRIMARY EMAIL: Pleadings@vanlawfl.com</p> <p>/s/ Mark Elia</p> <p>Mark C. Elia, Esq.</p> <p>Bar Number: 695734</p> <p>PHH4842-17/sap</p> <p>June 13, 20, 2025 25-00870K</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA001594000000</p> <p>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. LAURINDA KAREN ARMENTROUT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALICE A. PACK, DECEASED, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 19, 2025, and entered in 2024CA001594000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and LAURINDA KAREN ARMENTROUT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALICE A. PACK, DECEASED; WANDA O'KEEFE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LEE M. WIBERT A/K/A LEE WIBERT, DECEASED; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRUCE EUGENE BURNLEY, DECEASED; STEPHEN DEREK PACK; LAURINDA KAREN ARMENTROUT; WANDA O'KEEFE; ERIC WIBERT; KIRK WIBERT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on July 03, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>COMMENCE AT THE NORTH-EAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN THENCE S 00°26'09" E ALONG THE</p>
<p>EAST BOUNDARY THERE-OF, 430.00 FEET, THENCE N 90°00'00" W, 200.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE N 90°00'00" W, 217.80 FEET; THENCES S 00°00'00" E, 200.00 FEET; THENCE N 90°00'00" E, 217.80 FEET; THENCE N 00°00'00" E, 200.00 FEET TO THE POINT OF BEGINNING; ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 60.00 FEET OF THE SOUTH 710.00 FEET AND THE NORTH 60.00 FEET OF THE SOUTH 770.00 FEET OF THE EAST 200.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION.</p> <p>Property Address: 7275 YARBOROUGH LN, LAKELAND, FL 33813</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 10 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100 Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: flmail@raslg.com</p> <p>By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248</p> <p>Communication Email: dsalem@raslg.com</p> <p>24-187105 - NaC</p> <p>June 13, 20, 2025 25-00876K</p>

FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA004377</p> <p>LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. WALDEMAR ORTIZ COTTO, et al., Defendant(s).</p> <p>Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/22/2025, in Case No.: 2024CA004377 of the Circuit Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and WALDEMAR ORTIZ COTTO, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 7/8/2025, the following described property set forth in the Final Judgment of Foreclosure:</p> <p>Lot 163, LAKESHORE CLUB,</p>
<p>according to the Plat thereof, as recorded in Plat Book 111, Page 16, Public Records of Polk County, Florida.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED: June 5, 2025</p> <p>By: /s/ Leah Ellington Leah Ellington, Esquire Florida Bar No.: 92366</p> <p>ARIAS BOSINGER, PLLC</p> <p>280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789</p> <p>(407) 636-2549</p> <p>June 13, 20, 2025 25-00862K</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA000413000000</p> <p>PLAINS COMMERCE BANK, Plaintiff, vs. VICTORIA GONZALEZ, et al., Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 28, 2025 in Civil Case No. 2025CA000413000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PLAINS COMMERCE BANK is Plaintiff and Victoria Gonzalez, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of July, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>Lot 42, SANCTUARY BY THE LAKE PHASE TWO, according to the Plat or map thereof as recorded in Plat Book 183, Page 42</p>
<p>& 43, in Public Records of Polk County, Florida.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff</p> <p>225 East Robinson Street, Suite 155 Orlando, FL 32801</p> <p>Phone: (407) 674-1850</p> <p>Fax: (321) 248-0420</p> <p>Email: MRService@mccalla.com</p> <p>Fla. Bar No.: 146803</p> <p>24-11022FL</p> <p>June 13, 20, 2025 25-00875K</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:</p> <p>CASE NO.: 2024CA001433000000</p> <p>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JONATHAN C. SEXTON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUILD MORTGAGE COMPANY; UNKNOWN SPOUSE OF JONATHAN C. SEXTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 01 day of July, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 2, DEERFIELD EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 5870 BAMBI DR, LAKELAND, FL 33809</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS RE-</p>
<p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 05 day of June 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156</p> <p>Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310</p> <p>Telephone: (954) 453-0365</p> <p>Facsimile: (954) 771-6052</p> <p>Toll Free: 1-800-441-2438</p> <p>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</p> <p>eservice@decubaslewis.com</p> <p>24-01032</p> <p>June 13, 20, 2025 25-00854K</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA-004632-0000-00</p> <p>ATOMIC LOANS, LLC Plaintiff(s) VS. ANGEL LUIS PAGAN AKA ANGEL LUIS PAGAN ALVARADO, UNKNOWN SPOUSE OF ANGEL LUIS PAGAN AKA ANGEL LUIS PAGAN ALVARADO, UNKNOWN TENANT Defendant(s)</p> <p>Notice is hereby given that pursuant to a Final Judgment entered on MARCH 6TH, 2025 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:</p> <p>THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 20 FEET FOR ROAD RIGHT-OF-WAY, OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 27 EAST, OF POLK COUNTY, FLORIDA.</p> <p>Parcel ID: 27-28-13-0000000-022110</p> <p>to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at</p>
<p>www.polk.realforeclose.com, on 3 day of JULY, 2025.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of the Court on this 30th day of May, 2025.</p> <p>STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court</p> <p>Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000</p> <p>Polk County Clerk of Courts</p> <p>Civil Law Department</p> <p>Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000</p> <p>June 13, 20, 2025 25-00853K</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-002072</p> <p>TRIAD FINANCIAL SERVICES, INC., Plaintiff, vs. PHILLIP MICHAEL VAN EGDOM, SARAH ELIZABETH VAN EGDOM, UNKNOWN TENANT IN POSSESSION #1 Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN, pursuant to the FINAL DEFAULT SUMMARY JUDGMENT OF FORECLOSURE entered in favor of Plaintiff in this cause on May 13, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, CPA, Clerk of the Circuit Court & Comptroller, will sell the property situated in Polk County, Florida described as:</p> <p>LOT 3, LAKE MYRTLE SHORES, a subdivision according to the plat thereof recorded in Plat Book 88, Page 41, of the Public Records of Polk County, Florida, together with an undivided 1/53 Interest in Tracts A&B as shown on the Plat Thereof. Together with that certain 1998 Double Wide REDM Mobile Home bearing VIN# FLA14613451A & FLA14613451B, Title# 79067351 & 79067252, and RP# 1245256 & 12745257 situated thereon.</p> <p>Parcel ID No.: 25-27-32-301400-000030</p>
<p>and commonly known as 1317 Ashlee Court, Auburndale, FL 33823, at public sale to the highest and best bidder for cash on June 27, 2025 at 10:00 AM, in accordance with Chapter 45, Florida Statutes, by electronic sale beginning at 10:00 AM on the prescribed date at https://polk.realforeclose.com/index.cfm.</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 6th day of June, 2025.</p> <p>/s/ Monika E. Siwiec Monika E. Siwiec Florida Bar No.: 92050</p> <p>service@gibsonlawfirm.com</p> <p>mes@gibsonlawfirm.com</p> <p>THE GIBSON LAW FIRM, P.A. 4720 Salisbury Road, 247-04 Jacksonville, FL 32256</p> <p>Telephone: 561-501-7858</p> <p>June 13, 20, 2025 25-00863K</p>

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--- ACTIONS / PUBLIC SALES ---			
SECOND INSERTION		SECOND INSERTION	
<p>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 Ouderkirck Trust, Greg E Hebel, Jack E Coatta, Karen L Mason, M Joan A Le-grand, 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:</p> <p>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</p>		<p>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@vblaw.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 immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: 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@vblaw.com June 6, 13, 2025 25-00823K</p>	
SECOND INSERTION		THIRD INSERTION	
<p>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:</p> <p>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 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</p>		<p>NOTICE OF PUBLIC SALE The following personal property of Jose Israel Garcia Cuadrado will on the 26th day of June 2025 at 10:00 a.m., on property at 298 Sterling Drive W., Lakeland, Polk County, Florida 33815, in Sterling Mobile Home Community be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1966 RIVI Mobile Home VIN No.: 5238 Title No.: 2194611 And All Other Personal Property Therein PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 June 6, 13, 2025 25-00849K</p>	
<p>CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE 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 EXTENSION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID 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</p>		<p>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 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-</p>	
<p>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 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</p>		<p>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@vblaw.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, 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: January 30, 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@vblaw.com June 6, 13, 2025 25-00843K</p>	
SECOND INSERTION			

<p>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</p>		<p>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 FCO1 CXE June 6, 13, 2025 25-00822K</p>	
<p>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); and the aforementioned named 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, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RECORDED 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</p>		<p>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</p>	

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

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ACTIONS / SALES / ESTATE / PUBLIC SALES ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF SALE</p> <p>IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.</p> <p>2024CC-005201-0000-00</p> <p>LAKE SMART POINTE HOMEOWNERS ASSOCIATION INC Plaintiff(s) VS. KRYSTINA MORALES, WESLYN E ZUNIGA VALLE, SECRETARY OF HOUSING AND URBAN DEVELOPMENT , ALL UNKNOWN TENANTS OWNERS Defendant(s)</p> <p>Notice is hereby given that pursuant to a Final Judgment entered on APRIL 14TH, 2025 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:</p> <p>LOT 51, LAKE SMART POINTE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 9-12, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ("Property")</p> <p>Property Address:</p> <p>312 Lake Smart Circle, Winter Haven, FL 33881</p> <p>to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 24TH day of JUNE,2025.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of the Court on this 20th day of May, 2025.</p> <p>STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Ashley Saunders Deputy Clerk</p> <p>Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000</p> <p>June 6, 13, 202525-00821K</p>	<p>NOTICE OF SALE</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case #: 2018-CA-004712</p> <p>DIVISION: 4</p> <p>U.S. Bank National Association as trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-15N Plaintiff, -vs.- Marc John Cox; Angela P. Cox; Watersong Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the</p>	<p>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 Judgment, to-wit:</p> <p>LOT 61, OF WATERSONG PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135,</p>
<p>SECOND INSERTION</p> <p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>CASE NUMBER:</p> <p>532025CP001271A000BA</p> <p>IN RE: THE ESTATE OF BASIL L. JEFFREY, Deceased.</p> <p>The estate of BASIL L. JEFFREY, deceased, File Number 532025CP001271A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Court, Probate Division, Drawer CC-4, PO Box 9000 Bartow, FL 33831-9000. The name and address of the attorney for the estate and the Personal Representative are set forth below.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of first publication of this Notice is June 6, 2025.</p> <p>Personal Representative:</p> <p>NOEL JEFFREY</p> <p>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</p> <p>June 6, 13, 202525-00825K</p>	<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No.</p> <p>53-2025-CP-001561-A000-BA</p> <p>IN RE: ESTATE OF MARY C. HALL, Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The Personal Representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s.</p>	<p>SECOND INSERTION</p> <p>732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>Personal Representatives:</p> <p>Dawn Lawson</p> <p>2014 Woodbriar Loop N Lakeland, FL 33813</p> <p>Melissa White</p> <p>1546 Goodyear Ave. Lakeland, FL 33801</p> <p>Christine Smith</p> <p>5048 Nighthawk Dr. Ft. Mills, SC 29707</p> <p>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: abauertst@mclements.com</p> <p>June 6, 13, 202525-00827K</p>
<p>THIRD INSERTION</p> <p>NOTICE OF ACTION</p> <p>IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.:</p> <p>532024CC007079000000</p> <p>TRANQUIL MHC, LLC and LSC MOBILE SALES, INC., Plaintiffs, vs. ROBERTO MARTINEZ and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES. Defendants.</p> <p>TO: Roberto Martinez 67 Avenue E North, Lot No. 67 Auburndale, Florida 33823 Roberto Martinez 67 Avenue E North, Apt SPC6 Auburndale, Florida 33823</p> <p>YOU ARE NOTIFIED that an action for Money Damages as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:</p> <p>67 Avenue E North, Lot No. 67, Auburndale, Florida 33823</p> <p>has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OB-</p>	<p>SERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Default Date: June 30, 2025</p> <p>WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.</p> <p>Dated: MAY 22 2025</p> <p>STACY M. BUTTERFIELD Clerk of the Circuit and County Court (SEAL) By: Asuncion Nieves As Deputy Clerk</p> <p>Brian C. Chase, Esq. Plaintiff's attorney, 1313 North Howard Avenue, Tampa, Florida 33607</p> <p>May 30; June 6, 13, 20, 2025</p> <p>25-00787K</p>	<p>above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in</p>

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<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>CASE NUMBER:</p> <p>532025CP001271A000BA</p> <p>IN RE: THE ESTATE OF BASIL L. JEFFREY, Deceased.</p> <p>The estate of BASIL L. JEFFREY, deceased, File Number 532025CP001271A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Court, Probate Division, Drawer CC-4, PO Box 9000 Bartow, FL 33831-9000. The name and address of the attorney for the estate and the Personal Representative are set forth below.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of first publication of this Notice is June 6, 2025.</p> <p>Personal Representative:</p> <p>NOEL JEFFREY</p> <p>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</p> <p>June 6, 13, 202525-00825K</p>	<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No.</p> <p>53-2025-CP-001561-A000-BA</p> <p>IN RE: ESTATE OF MARY C. HALL, Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The Personal Representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s.</p>	<p>SECOND INSERTION</p> <p>732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>Personal Representatives:</p> <p>Dawn Lawson</p> <p>2014 Woodbriar Loop N Lakeland, FL 33813</p> <p>Melissa White</p> <p>1546 Goodyear Ave. Lakeland, FL 33801</p> <p>Christine Smith</p> <p>5048 Nighthawk Dr. Ft. Mills, SC 29707</p> <p>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: abauertst@mclements.com</p> <p>June 6, 13, 202525-00827K</p>
<p>THIRD INSERTION</p> <p>NOTICE OF ACTION</p> <p>IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.:</p> <p>532024CC007079000000</p> <p>TRANQUIL MHC, LLC and LSC MOBILE SALES, INC., Plaintiffs, vs. ROBERTO MARTINEZ and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES. Defendants.</p> <p>TO: Roberto Martinez 67 Avenue E North, Lot No. 67 Auburndale, Florida 33823 Roberto Martinez 67 Avenue E North, Apt SPC6 Auburndale, Florida 33823</p> <p>YOU ARE NOTIFIED that an action for Money Damages as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:</p> <p>67 Avenue E North, Lot No. 67, Auburndale, Florida 33823</p> <p>has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OB-</p>	<p>SERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Default Date: June 30, 2025</p> <p>WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.</p> <p>Dated: MAY 22 2025</p> <p>STACY M. BUTTERFIELD Clerk of the Circuit and County Court (SEAL) By: Asuncion Nieves As Deputy Clerk</p> <p>Brian C. Chase, Esq. Plaintiff's attorney, 1313 North Howard Avenue, Tampa, Florida 33607</p> <p>May 30; June 6, 13, 20, 2025</p> <p>25-00787K</p>	<p>above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in</p>

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<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p>CASE NO.: 2024CA003444000000</p> <p>LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs. HEIDI M. COWELL; UNKNOWN SPOUSE OF HEIDI M. COWELL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 25 day of June, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 5, BLOCK 2, HAYNSWORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 120 NW 10TH DR, MULBERRY, FL 33860</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK</p>	<p>NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 27 day of May 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02631</p> <p>June 6, 13, 202525-00819K</p>	<p>SECOND INSERTION</p> <p>8th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 5, RIDGEWOOD LAKES VILLAGE 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 152, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: 5/29/2025</p> <p>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</p> <p>June 6, 13, 202525-00832K</p>
<p>RE-NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION</p> <p>CASE NO.: 2023-CA-004913</p> <p>DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. KEVIN N. MARTIN SINCLAIR, et al., Defendants.</p> <p>NOTICE OF SALE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale entered on May 16, 2025, and the Summary Final Judgment of Foreclosure entered on September 11, 2024</p>	<p>wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 14th day of July 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 15, BLOCK 3139, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Also known as 2087 RIO GRANDE CANYON LOOP,</p>	<p>scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 29th day of May 2025</p> <p>Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863</p> <p>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</p> <p>June 6, 13, 202525-00841K</p>

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<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION</p> <p>CASE NO.: 2023-CA-004913</p> <p>DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. KEVIN N. MARTIN SINCLAIR, et al., Defendants.</p> <p>NOTICE OF SALE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale entered on May 16, 2025, and the Summary Final Judgment of Foreclosure entered on September 11, 2024</p>	<p>wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 14th day of July 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 15, BLOCK 3139, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Also known as 2087 RIO GRANDE CANYON LOOP,</p>	<p>scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 29th day of May 2025</p> <p>Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863</p> <p>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</p> <p>June 6, 13, 202525-00841K</p>
<p>RE-NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION</p> <p>CASE NO.: 2023-CA-004913</p> <p>DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. KEVIN N. MARTIN SINCLAIR, et al., Defendants.</p> <p>NOTICE OF SALE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale entered on May 16, 2025, and the Summary Final Judgment of Foreclosure entered on September 11, 2024</p>	<p>wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 14th day of July 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 15, BLOCK 3139, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Also known as 2087 RIO GRANDE CANYON LOOP,</p>	<p>scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 29th day of May 2025</p> <p>Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863</p> <p>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</p> <p>June 6, 13, 202525-00841K</p>

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IN AND FOR POLK COUNTY, CIVIL DIVISION	Plaintiff, and KEVIN N. MARTIN SINCLAIR, KATIA C. MARTIN SINCLAIR, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SI MORTGAGE COMPANY, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ASSOCIATION OF POINCIANA VILLAGES, INC. and POINCIANA VILLAGES 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	pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:	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 accordance with Florida Statutes, Section 45.031.	711.	be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
CASE NO.: 2023-CA-004913		LOT 15, BLOCK 3139, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.		Dated this 29th day of May 2025	
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Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in

all 50 states

Types Of Public Notices

Citizen Participation Notices

- | | |
|----------------------------------|---|
| Government Meetings and Hearings | Land and Water Use |
| Meeting Minutes or Summaries | Creation of Special Tax Districts |
| Agency Proposals | School District Reports |
| Proposed Budgets and Tax Rates | Zoning, Annexation and Land Use Changes |

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

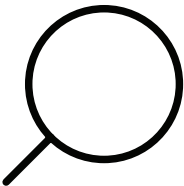


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

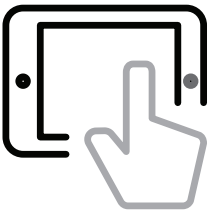
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



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