Public Notices

Business Observer

PAGES 17-24

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JUNE 20 - JUNE 26, 2025

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date July 11th 2025 @ 10:00 AM at each individual repair facility. 40826 2020 Chevrolet VIN#: 1GCUYEET2LZ144871 Repair Facility: Dyer Chevrolet Lake Wales 23350 Hwy 27 Lakes Wales 863-676-7671 Lien Amt $3,738.61

June 20, 2025 25-00891K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Obstetrics & Gynecology at Lake Wales under which (we are) engaged in business at 1001 State Rd 60 E in Lake Wales, FL 33853-4208. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Lake Wales, Polk County, Florida, on 6/2/2025, Polk County, Lake Wales, FL.

June 20, 2025 25-00892K

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 Cloud and Compass Enterprises located at 6043 U.S. Hwy 17-92 N, Box 167 in the City of Davenport, Polk County, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of June, 2025.

Moriah Thomas

June 20, 2025 25-00893K

FIRST INSERTION

LETTERS OF ADMINISTRATION (single personal representative)

1IN THE CIRCUIT COURT OF POLK COUNTY, FLORIDA PROBATE DIVISION

Case No.: 2025CP001025

IN RE: ESTATE OF JAMES BORGAL Decedent.

TO ALL WHOM IT MAY CONCERN

WHEREAS, decedent, James Borgal, whose last known address was 4991 Clayton Road, Kathleen, FL 33849 died on September 29, 2024 a resident of Polk County, Florida owning assets in the State of Florida, and

WHEREAS, KRISTINA DAIGEL has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned Circuit Court Judge, declare KRISTINA DAIGEL duly qualified under the laws of the State of Florida to act as personal representative of the estate, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

These Letters of Administration are subject to the following restrictions:

This Estate must be closed within 12 months, unless it is contested or its closing date is extended by court order. These letters do not authorize entry into any safe deposit box without further court order. These letters do not authorize the sale, encumbrance, borrowing, or gifting of any Estate assets without a special court order. If Florida real estate is sold, per court order, a closing statement shall be filed. Inventory shall be filed within 60 days.

ORDERED in Polk County, Florida on Tuesday, May 13, 2025.

Dana Moore, Circuit Judge

53-2025-CP-001025-0000-XX

05/13/2025 09:47:48 AM

SCRENCI STEPHEN W

bss@screncilaw.com

sws@screncilaw.com

cscrenci@screncilaw.com

June 20, 27, 2025 25-00899K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001787-A000BA

IN RE: ESTATE OF MARK ANTHONY CAMPBELL AKA MARK E. CAMPBELL Deceased.

The administration of the estate of MARK ANTHONY CAMPBELL aka MARK E. CAMPBELL, deceased, whose date of death was April 17, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 20, 2025.

Personal Representative:

LYNDA G. CAMPBELL

PO Box 689

Loughman, FL 33858

Attorney for Personal Representative:

Alan Reinfeld, Attorney

Florida Bar Number: 91602

Reinfeld & Cabrera, P.A.

9625 W. Sample Rd.

Coral Springs, Florida 33065

Telephone: (954) 334-1520

Fax: (954) 334-1526

E-Mail: ajr@lawrct.com

E-Mail: probate@lawrct.com

June 20, 27, 2025 25-00890K

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 Primary Care Champions Gate under which (we are) engaged in business at 40124 Highway 27, Ste 101 in Davenport, FL 33837. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Primary Care Network, Inc. at Davenport, Polk County, Florida, on 6/11/2025, Polk County, Davenport, FL.

June 20, 2025 25-00911K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Ethereal - A Modern Wedding Atelier located at 7830 Lake Wilson Rd Unit 1121, in the County of Polk, in the City of Davenport, Florida 33896 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 17th day of June, 2025.

Ferox Event Designs & Planning LLC

June 20, 2025 25-00916K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 532025CP001666A00BA

Division 14

IN RE: ESTATE OF HENRY JOSE NEGRETTE NAVARRO Deceased.

The administration of the estate of Henry Jose Negrette Navarro, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 988, CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:

Betsy Carolina Briceno de Negrette

4058 Ruby Run

Haines City, Florida 33844

Attorney for Personal Representative:

Rodolfo Suarez Jr. Esq., Attorney

Florida Bar Number: 013201

9100 South Dadeland Bivd,

Suite 1620

Miami, Florida 33156

Telephone: 305-448-4244

E-Mail: rudy@suarezlawycrs.com

Secondary E-Mail:

eservice@suarezlawyers.com

June 20, 27, 2025 25-00897K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001867A

Division Probate

IN RE: ESTATE OF LYNN ANN O'BRIEN a/k/a LYNN A. O'BRIEN Deceased.

The administration of the Estate of Lynn Ann O'Brien a/k/a Lynn A. O'Brien, Deceased, whose date of death was March 12, 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 has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:

Kathleen O. Halvorson

237 Marbella Loop

Kissimmee, FL 34759

Attorney for Personal Representative:

Daniel S. Henderson

E-Mail Addresses:

Dan@hendersonsachs.com

ana@hendersonsachs.com

Florida Bar No. 725021

Henderson Sachs PA

8240 Exchange Drive,

Suite C6

Orlando, FL 32809

Telephone: 407-850-2500

June 20, 27, 2025 25-00898K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

PROBATE FILE NO. 532025CP001295A000BA

IN RE: Estate of JEROME JOSEPH BURKE, Deceased.

The administration of the estate of Jerome Joseph Burke, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway 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 20, 2025.

Personal Representative:

/s/Helen C Burke

Helen C. Burke

11106 Nalcrest Road

Nalcrest, FL 33856

Attorney for Personal Representative:

AMY L. PHILLIPS

Attorney for Petitioner

Florida Bar No. 91682

P.O. Box 4397

Winter Haven, FL 33885

(863) 268-8292

amy@amyphillipspllc.com

June 20, 27, 2025 25-00909K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE TENTH CIRCUIT COURT IN AND FOR POLK COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION

FILE NO: 25-CP-001403

IN RE: ESTATE OF PATRICIA SUE RYMER, Deceased.

The administration of the Estate of PATRICIA SUE RYMER, deceased, whose date of death was April 9, 2025, File Number 532025CP001403A-000BA, is pending in the Circuit Court for POLK County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, PO Box 9000, Drawer CC-4, Bartow, FL 33831.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been 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 TIME 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 SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 20 day of June, 2025.

ERIN NICOLE CHARTRAND

Personal Representative

Gerald L. Hemness, Jr., Esq.

Counsel for Personal Representative

Florida Bar # 67695

100 Ashley Dr. South, Ste. 664

Tampa, FL 33602-5300

(813) 352-2708

gerald@hemness.com

June 20, 27, 2025 25-00888K

FIRST INSERTION

NOTICE TO CREDITORS

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

Case No. 2024CP-000841-0000-XX

IN RE: ESTATE OF BEATRICE G. BOOKER, Deceased.

The administration of the estate of BEATRICE G. BOOKER, deceased, whose date of death was January 26, 2024, is pending in the Circuit Court for the Tenth Judicial Circuit in and for Polk County, Florida, Probate Division, the address of which is Clerk of the Court, PO Box 9000, Drawer CC-4, Bartow, FL, 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:

Keri Hunter,

2315 Martha Dr.,

Lk. Alfred, FL 33850.

Attorney for Personal Representative:

/s/ Christopher A. Desrochers

Christopher A. Desrochers, P.L.

2504 Ave. G NW

Winter Haven, FL 33880

(863) 299-8309

Designated Email Address:

cadlawfirm@hotmail.com

Fla. Bar #0948977

June 20, 27, 2025 25-00910K

FIRST INSERTION

Notice to Creditors

IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION

File Number: 2025-CP-001795-A000BA

IN RE: ESTATE OF JOHN ALBERT MCCABE Deceased.

The administration of the Estate of JOHN ALBERT MCCABE, deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for Polk County, Florida, the address of which is: 330 W. Church Street, Bartow, Florida 33831-3760, Attn: Probate Department. 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 or 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 TIME 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is June 20, 2025.

Randy Weaver,

Co-Personal Representative

2921 Rain Lily Loop

The Villages, FL 32163

Jo Anne Rodkey,

Co-Personal Representative

39915 Greenbrier Street

Eustis, Florida 32736

Kathryn Linn, Esq.

Florida Bar No. 0016728

561 Fieldcrest Drive

The Villages, Florida 32162

Tel: (352) 633-1263

Email:

Kathryn@KathrynLinnLaw.com

June 20, 27, 2025 25-00905K

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 Natalia's Wellness located at 203 BALMORAL CT in the City of DAVENPORT, Polk County, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of June, 2025.

Natalia Wilson

June 20, 2025 25-00923K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Reliable Plumbing Clearwater, LLC will engage in business under the fictitious name MR. ROOTER PLUMBING OF LAKELAND, with a physical address 921 E. Parker St. Ste. 3, Lakeland, FL 33801, and will register the name mentioned above with the Florida Department of State, Division of Corporations.

June 20, 2025 25-00915K

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2025-CP-001016
Division: Probate
IN RE: THE ESTATE OF CHERYL ANN ELLIOTT
Deceased.

The administration of the estate of Cheryl Ann Elliott, deceased, whose date of death was December 25, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave Bartow, FL 33830.

The names and addresses of the petitioner/personal representative and the attorney for the petitioner/personal representative 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.

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

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 20, 2025.

Signed on 03/17/2025.

Marjorie Steiner,
Petitioner.

Skiles K. Jones, Esq.
Attorney for Marjorie Steiner
Florida Bar Number: 1000367
Patriot Legal Group
10 Bobby Green Plaza
Auburndale, FL 33823
Telephone: 863-332-2114
E-Mail: skiles@patriotlegal.com
Secondary E-Mail:
service@patriotlegal.com
June 20, 27, 2025 25-00927K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001993A000BA
IN RE: ESTATE OF HUBERT GEORGE BROOKS
Deceased.

The administration of the estate of Hubert George Brooks, deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 20, 2025.

Personal Representative:
Patricia Henriques
12050 Lakeland Acres Road
Lakeland, Florida 33810
Attorney for Personal Representative:
Bradley J. Busbin
E-mail Addresses:
brad@busbinlaw.com
Florida Bar No. 127504
Busbin Law Firm, P.A.
2295 S. Hiawassee Rd., Suite 207
Orlando, Florida 32835
Telephone: (407) 955-4595
June 20, 27, 2025 25-00925K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Obie Latin Vibes, located at 2009 Winward Rd Apt 307, in the City of Davenport, County of Polk, State of FL, 33896, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of June, 2025.
Obed L. Plata
2009 Winward Rd Apt 307
Davenport, FL 33896
June 20, 2025 25-00922K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/11/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1995 FLEE mobile home bearing vehicle identification numbers FLFLR33A16441SU and FLFLR33B16441SU and all personal items located inside the mobile home. Last Tenant: Carolyn Selena Craig, Garrick Julian Greene and Nina Jean Mciver. Sale to be held at: GCP Kings Pointe, LLC, 100 Winterdale Drive, Lake Alfred, Florida 33850, (863) 956-1503.
June 20, 27, 2025 25-00913K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE JULY 28, 2025 FATMANS AUTO CLINIC 2111 EAST EDGEWOOD DR 2005 NISS 1N6BA07A45N535280 $5197.49 TJ AUTO COLLISION 8217 US HIGHWAY 98 N 2018 TOYT 5FTFDW5F11JX737083 $9285.48
June 20, 2025 25-00914K

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, *Florida Statutes*, the Winslow's Point Community Development District ("**District**") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2023). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, *Florida Statutes* (2023).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010.

District Manager
Winslow's Point
Community Development District
June 20, 2025 25-00921K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA001924000000
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, VS.
THE ESTATE OF AUDREY MERCILA HILLS A/K/A AUDREY M. HILLS, DECEASED; CHARLESIA CRAWLEY; JENERALD COLSTON, JR. AS GUARDIAN OF JENERIA COLSTON; JENERALD COLSTON, JR. AS GUARDIAN OF DAKOTA COLSTON; FLORIDA HOUSING FINANCE CORPORATION; SADDLE CREEK PRESERVE COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 5, 2025 in Civil Case No. 2024CA001924000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff, and THE ESTATE OF AUDREY MERCILA HILLS A/K/A AUDREY M. HILLS, DECEASED; CHARLESIA CRAWLEY; JENERALD COLSTON, JR. AS GUARDIAN OF JENERIA COLSTON; JENERALD COLSTON, JR. AS GUARDIAN OF DAKOTA COLSTON; FLORIDA HOUSING FINANCE CORPORATION; SADDLE CREEK PRESERVE COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on August 4, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 160, OF SADDLE CREEK PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 189, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 16th day of June, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2320B
June 20, 27, 2025 25-00908K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CC-003597000000
LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
JENNIFER A. WILLS A/K/A JENNIFER A. WILLIS, et al.,
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated June 4, 2025, in Case No.: 2023-CC-003597000000 of the County Court in and for Polk County, Florida, wherein LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JENNIFER A. WILLS A/K/A JENNIFER A. WILLIS, et al., is the Defendant. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on July 9, 2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 346, LAKESIDE LANDINGS PHASE ONE, according to the Plat as recorded in Plat Book 147, Pages 45 through 55, of the Public Records of Polk County, Florida.

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

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

DATED: June 16, 2025
By: /s/Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
June 20, 27, 2025 25-00907K

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. 2023CA005368000000
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY J. STREMPEK, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2025, and entered in 2023CA005368000000 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 RCF 2 ACQUISITION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY J. STREMPEK, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOUGLAS T. STREMPEK, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHRISTOPHER VINCENT STREMPEK, DECEASED; TOWN SQUARE FINANCIAL; AUGUST STREMPEK; CORDELL STREMPEK, A MINOR, BY AND THROUGH THEIR NATURAL GUARDIAN, MARY BOCCARD; QUINTON STREMPEK, A MINOR, BY AND THROUGH THEIR NATURAL GUARDIAN, MARY BOCCARD 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 08, 2025, the following described property as set forth in said Final Judgment, to wit:

THE EAST ½ OF THE SE ¼ OF THE SW ¼ OF THE NE ¼ OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 25 EAST. TOGETHER WITH THAT CERTAIN 1988 DOUBLEWIDE MOBILE HOME BEARING ID#'S FLFLH791A07509GL AND FLFLH791B07509GL

Property Address: 5990 GREEN POND RD, POLK CITY, FL 33868

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

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

Dated this 17 day of June, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
23-098986 - NaC
June 20, 27, 2025 25-00919K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CA003758000000
LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation,
Plaintiff, VS.
JUNIOR CAJUSTE; UNKNOWN SPOUSE OF JUNIOR CAJUSTE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure dated June 5, 2025 in Case No. 2024CA003758000000 the Circuit Court in and for Polk County, Florida wherein LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, is Plaintiff, and JUNIOR CAJUSTE, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on AUGUST 4, 2025. ( ) www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 338, LAKESIDE LANDINGS PHASE ONE, ACCORDING TO THE PLAT BOOK 147, PAGES 45-55, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

A/K/A: 6271 RED HERRING DRIVE, WINTER HAVEN, FL 33881.

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

Dated: June 13, 2025
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
SERVICE LIST
CASE NO. 2024CA003758000000
FLORIDA COMMUNITY LAW GROUP, P.L.
P.O. BOX 292965
DAVIE, FL 33329-2965
JARED@FLCLG.COM
JUNIOR CAJUSTE
6271 RED HERRING DRIVE
WINTER HAVEN, FL 33881
June 20, 27, 2025 25-00906K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No: 53-2024-CP-003184-0000-XX
Divison: 14
IN RE: ESTATE OF PEDRO DONESTEVEZ,
Deceased.

The administration of the estate of PEDRO DONESTEVEZ deceased, whose date of death was June 6, 2024 is pending in the Circuit Court for Polk County, Florida, Probate Division, File Number: 2022-005457 CP 02, the address of which is 255 W. Church Street, 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 ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent, and unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is June 20, 2025.

Personal Representative:
Janet Tumbeiro
138 Countryside Drive
Longwood, Florida 32779
Attorney for Personal Representative:
Florida Bar No. 51262
Aubrey Hernandez-Solaun, Esq.
95 Merrick Way 3rd Floor
Gables, FL 33134
Telephone: (786) 766-0485
June 20, 27, 2025 25-00920K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001402 A000BA
Division Probate
IN RE: ESTATE OF LORETTA FAYE FLORA A/K/A LORETTA F. FLORA
Deceased.

The administration of the estate of Loretta Faye Flora, deceased, whose date of death was January 25, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative 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 20, 2025.

Personal Representative:
Jeffrey Flora
5091 W County Road 600 S
Rossville, Indiana 46065
Janell L. Flora
7475 S County Road 500 W
Rossville, Indiana 46065
Julia L. Deaton
9623 N County Road 600 W
Rossville, Indiana 46065
Attorney for Personal Representative:
Margaret R. Hoyt, Attorney
Florida Bar Number: 998680
The Law Offices of Hoyt & Bryan, LLC
254 Plaza Drive
Oviedo, Florida 32765
Telephone: (407) 977-8080
Fax: (407) 977-8078
E-Mail: peggy@hoytbryan.com
Secondary E-Mail:
alex@hoytbryan.com
June 20, 27, 2025 25-00928K

--- SALES ---

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. 2023CA005492000000
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
GEORGINA L. LLOYD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 03, 2025, and entered in 2023CA005492000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and GEORGINA L. LLOYD; UNKNOWN SPOUSE OF GEORGINA L. LLOYD; REFLECTIONS EAST HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on July 08, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 31 AND THE WEST 5 FEET OF LOT 32 OF REFLECTIONS EAST PHASE ONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 46 AND 47 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
884 REFLECTIONS LOOP E, WINTER HAVEN, FL 33884

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

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

Dated this 17 day of June, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-045138 - MiM
June 20, 27, 2025 25-00917K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2024-CC-10735
CALABAY PARC AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
ASHLEY M. BAKER; UNKNOWN SPOUSE OF ASHLEY M. BAKER; AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as:

Lot 209, CALABAY PARC AT TOWER LAKE PHASE TWO, according to the Plat thereof as recorded in Plat Book 136, Page 45, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 141 Minnehaha Circle, Haines City, FL 33844

at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on July 8, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
June 20, 27, 2025 25-00903K

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. 2022CA003014000000
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
VENESSA WILLIAMS CARTER A/K/A VANESSA WILLIAMS CARTER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2024, and entered in 2022CA003014000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and VENESSA WILLIAMS CARTER A/K/A VANESSA WILLIAMS CARTER 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 08, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, NORTH LAKE ELBERT HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE(S) 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
6 GOLFVIEW CIR NE, WINTER HAVEN, FL 33881

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

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

Dated this 17 day of June, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-050847 - NaC
June 20, 27, 2025 25-00918K

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. 2023CA006467000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MAXINE KELLUM, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 04, 2024, and entered in 2023CA006467000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MAXINE KELLUM, DECEASED; SUSAN KELLUM; BRENDA JEAN KELLUM; ALVIS LILLIAN KELLUM; LARRY KELLUM; MARVIN KELLUM 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 11, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 4, MAP OF RESUBDIVISION OF BLOCK 3 OF C.M. MAXWELL'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGE 49, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2018 CMHM HOMES, INC. MANUFACTURED HOME BEARING TITLE # 131900980 AND VIN # WHC023912GA, LOCATED THEREON,

Property Address: 2835 FLETCHER AVE, LAKELAND, FL 33803

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

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

Dated this 18 day of June, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-025548 - NaC
June 20, 27, 2025 25-00926K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023-CA-006399000000
CORNELIA WOLF, an individual, and JOERG HAGEMANN, an individual
Plaintiffs, vs.
FAIRYTALE ESTATES, LLC, a Florida Limited Liability Company, UNKNOWN TENANT IN POSSESSION 1 and OEMAR SHARIF BADOELLA, an Individual.

Notice is hereby given pursuant to the Final Judgment of Foreclosure and for Breach of Guarantee dated April 23, 2025, and the Order Resetting Foreclosure Sale entered in this cause, in the Circuit Court of Polk County, Florida, the Clerk of the Court will sell the following described property situated in Polk County, Florida, as set forth in said Final Judgment, to the highest and best bidder for cash:

Lots 6 and 7, REPLAT OF LOT 5, 6, & 7, BLOCK B ORIGINAL PLAT OF AUBURNDALE, according to the map or plat thereof as recorded in Plat Book 19, Page 29, Public Records of Polk County, Florida, Together with Easement as recorded in O.R. Book 6225, Page 1326, Polk County, Florida, and Perpetual Non-Exclusive Easement for Ingress and Egress contained therein: Commencing at the right of way of Pontotoc Street (now known as Pontotoc Plaza) and the southwest corner of Lot 8, 'Block B, Town of Auburndale as shown in Plat Book 1 A at page 26 of the Public Records of Polk County, Florida, proceed in a northwesterly direction along the southwest boundary of said Lot 8 to the northwest corner of Lot 8; thence in a northeasterly direction along the northwest boundary of Lot 8, a distance of 10 feet; thence in a southeasterly direction parallel to the southwest boundary of Lot 8 to the southeast boundary of said Lot 8 and the right of way of Pontotoc Plaza; thence in a southwesterly direction along the southeast boundary of Lot 8, a distance of 10 feet to the point of beginning.

Property Address: 113 Pontotoc St, Auburndale Fl 33823

The sale will be conducted electronically online at www.polk.realforeclose.com, on the 9th day of July, 2025, at 10:00 a.m., pursuant to Chapter 45, Florida Statutes.

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 with the Clerk of Court within 60 days after the sale.

Respectfully Submitted,
LEHTINEN SCHULTZ, PLLC
Attorneys for Plaintiffs Cornelia Wolf and Joerg Hagemann
1200 Brickell Avenue, Suite 507
Miami, FL 33131
Tel: 305 760 8544 Fax: 305 356 5720
Email: criedi@lehtinen-schultz.com
By: /s/ Claudio Riedi
CLAUDIO RIEDI, ESQ.
Florida Bar No.: 984930
June 20, 27, 2025 25-00929K

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication
SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V20

Q&A
Do I need to register my business' name?
Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386
LV18237_V7

PUBLISH YOUR LEGAL NOTICE
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V7

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

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No. 2024-CA-002957
SOUTHSTATE BANK, N.A., a national banking corporation, Plaintiff, v.
CAROL LUCILLE JONES, an individual, HANNAH JONES, an individual, LOUISE JONES, an individual, REDWOOD HEI FINANCING TRUST I, a Delaware Statutory Trust, PROVIDENCE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, UNKNOWN SPOUSE OF CAROL LUCILLE JONES; UNKNOWN SPOUSE OF HANNAH JONES; UNKNOWN SPOUSE OF LOUISE JONES; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Summary Judgment of Foreclosure rendered on June 10, 2025, in that certain cause pending in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SOUTHSTATE BANK, N.A., a national banking corporation, is Plaintiff, and CAROL LUCILLE JONES, an individual, HANNAH JONES, an individual, LOUISE JONES, an individual, REDWOOD HEI FINANCING TRUST I, a Delaware Statutory Trust, PROVIDENCE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, UNKNOWN SPOUSE OF CAROL LUCILLE JONES; UNKNOWN SPOUSE OF HANNAH JONES; UNKNOWN SPOUSE OF LOUISE JONES; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2., are Defendants in Civil Action Case No.: 2024-CA-002957, Stacy M. Butterfield, Clerk of the aforesaid Court, will at 10:00 a.m., on Monday, June 30, 2025, offer for sale and sell to the highest bidder for cash via electronic sale at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes, the following described property, situate and being in Polk County, Florida to-wit:

Lot 166, DRAYTON-PRESTON WOODS AT PROVIDENCE, according to the plat thereof, as recorded in Plat Book 138, Page 29, of the Public Records of Polk County, Florida.

The Real Property or its address is commonly known as 729 BROOKESHIRE DR, DAVENPORT, FL 33837.

The Real Property tax identification number is 131627 704003 001660.

(the "Property"), except as herein before set forth, in accordance with Section 45.031, Florida Statutes. The "highest bidder" for purposes of this Notice of Sale is defined as the party who bids the largest amount of money to purchase the Property and who completes the sale in a timely fashion, as hereinafter set out. The one who bids the largest amount of money to purchase the Property shall be permitted to complete the sale by delivering to the Clerk, the balance of such bid, over and above the deposit, no later than 12:00 p.m. noon, Eastern Standard Time, the next business day after the sale.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

Dated: June 12, 2025
AKERMAN LLP
By: s/ David M. Applegate
Christian P. George
Florida Bar No. 41055
Primary Email:
christian.george@akerman.com
Secondary Email:
susan.scott@akerman.com
Secondary Email:
jennifer.meehan@akerman.com
David M. Applegate
Florida Bar No. 28804
Primary Email:
david.applegate@akerman.com
Secondary Email:
emory.woodard@akerman.com
Adam C. Remillard
Florida Bar No. 1002568
Primary Email:
adam.remillard@akerman.com
Secondary Email:
greta.pacilio@akerman.com
50 North Laura Street,
Jacksonville, Florida 32202
Telephone: (904) 798-3700
Facsimile: (904) 798-3730
Attorneys for SouthState Bank
81783139;1
June 20, 27, 2025 25-00894K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2024CA002109000000
DIVISION: 4
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.-
Daryl Ray Thompson, Jr. a/k/a Daryl Ray Thompson; Unknown Spouse of Daryl Ray Thompson, Jr. a/k/a Daryl Ray Thompson; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA002109000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Daryl Ray Thompson, Jr. a/k/a Daryl Ray Thompson 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 July 31, 2025, the following described property as set forth in said Final Judgment, to-wit:

BEGIN 204 FEET WEST OF THE SOUTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 24 EAST, THENCE CONTINUE WEST 150 FEET, THENCE NORTH AND AT RIGHT ANGLE TO THE SOUTH BOUNDARY OF SAID SW1/4 OF SE1/4 A DISTANCE OF 290.4 FEET, THENCE EAST AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SW1/4 OF SE1/4 A DISTANCE OF 150 FEET, THENCE SOUTH 290.4 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY ON SOUTH SIDE.

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

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-331231 FC01 RFT
June 20, 27, 2025 25-00902K

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CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
LV10250
Business Observer

FIRST INSERTION

NOTICE OF ACTION FOR PETITION TO ESTABLISH PATERNITY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No. 532025DR002974
IN RE:
DENNIS PHILIP SARDELLA Petitioner, and
ALTAMERE MIRACLE RENEE LONG, Respondent.

TO: ALTAMERE MIRACLE RENEE LONG
LAST KNOWN ADDRESS:
861 Wymore Road, Unit 201,
Altamonte Springs FL, 32714.

YOU ARE NOTIFIED that an action to Establish Paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to attorney for DENNIS PHILIP SARDELLA, Markos D. Eugenios, Esq. whose address is 2431 Aloma Ave, Suite 124, Winter Park, Fl. 34794, eugenioslaw@ outlook.com on or before _____ and file the original with the clerk of Court at 200 Government Center Blvd. Haines City, FL. 33844, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

CLERK OF THE CIRCUIT COURT
June 20, 27; July 4, 11, 2025
25-00912K

FIRST INSERTION

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

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.citycentercdd.org/, or may be obtained by contacting the District Manager's office via phone at (321) 263-0132, extension 193.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

David McInnes
District Manager
4928-3647-4416, v. 1
June 20, 2025 25-00924K

CHECK OUT YOUR LEGAL NOTICES
LV20890_V2
floridapublicnotices.com

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022-CA-001242
PENNYMAC LOAN SERVICES, LLC, Plaintiff, v.
HEATHER S. WHITWORTH, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on July 22, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Tract 3 of the unrecorded plat of Trails of Lake Daisy more particularly described as: That part of Sections 25 and 36, Township 28 South, Range 26 East, Polk County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Section 25 for a point of reference; thence run South 89°42'28" West, a distance of 30.00 feet to the Westerly right of way line of Lake Daisy Road; thence run North 00°18'21" West along the said Westerly right of way line a distance of 133.40 feet to the Point of Beginning; from the said Point of Beginning run South 89°41'39" West, a distance of 195.00 feet; thence run South 60°41'01" West a distance of 430.40 feet to an intersection with the beginning of a curve concaved Southwesterly with a central angle of 26°20'48" and a radius of 240.16 feet; thence run Northwesterly along the arc of the said curve, an arc distance of 110.43 feet for a chord-bearing of North 21°05'21" West and a chord distance of 109.46 feet to the end of the said curve and the beginning of a second curve concaved Southwesterly, with a central angle of 04°26'05" and a radius of 1162.83 feet; thence run Northwesterly along the arc of the said curve, an arc distance of 90.00 feet for a chord-bearing of North 36°28'48" West and a chord-distance of 89.98 feet to the end of the said curve; thence run North 42°07'11" East, a distance of 153.94 feet; thence run North 56°29'31" East, a distance of 104.65 feet; thence run North 13°59'50" East a distance of 55.11 feet; thence run North 88°35'22" East, a distance of 458.40 feet to the said Westerly right of way of Lake Daisy Road; thence run South 00°18'21" East, along the said Westerly right of way line a distance of 199.42 feet to the said Point of Beginning.

Property Address: 210 Old Spanish Way, Winter Haven, FL 33884

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 16th day of June, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
June 20, 27, 2025 25-00900K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2024CA000380000000
DIVISION: 8
North American Savings Bank, F.S.B. Plaintiff, -vs.-
Lachele Owens a/k/a Lachele R. Owens; Wesley M. Owens; United States of America Acting Through Secretary of Housing and Urban Development; Association of Poinciana Villages, Inc.; Contracting Specialist 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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000380000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein North American Savings Bank, F.S.B., Plaintiff and Lachele Owens a/k/a Lachele R. Owens 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 August 12, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 16, BLOCK 113, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
23-330547 FC01 NAS
June 20, 27, 2025 25-00901K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
GENERAL CIVIL DIVISION
Case No.: 2024-CA-1684
WINTER RIDGE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
DIANE R. GRANT; UNKNOWN SPOUSE OF DIANE R. GRANT; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 13, 2025, entered in Case No. 2024-CA-1684 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein WINTER RIDGE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and DIANE R. GRANT, et al., are the Defendants, Stacy Butterfield, Clerk of Court of Polk County, will sell to the highest and best bidder for cash online via the internet at www.polk.realforeclose.com at 10:00 AM, on the 12th day of August, 2025, the following described property as set forth in said Final Judgment:

Parcel No. 20 of WINTER RIDGE, a Condominium according to the Declaration of Condominium recorded in O.R. Book 3047, Page 2235, and all exhibits and amendments thereof Public Records of Polk County, Florida.

Parcel I.D. No.: 26-28-09-530002-000200 a/k/a
253 WINTER RIDGE BLVD

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.

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

/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esquire
Florida Bar No. 16237
ZP Legal, PLLC
4100 Central Avenue
St. Petersburg, FL 33711
Telephone: (727) 440-4407
szetrouer@zp-legal.com
cos@zp-legal.com
June 20, 27, 2025 25-00884K

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. 2024CA001934000000
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2, Plaintiff, vs.
CHARLES M. MCILROY, II AND HEATHER M. MCILROY, et al. Defendant(s).

TO: HEATHER M. MCILROY, UNKNOWN SPOUSE OF HEATHER M. MCILROY,
Whose Residence Is: 6307 CHAROLAIS, LAKELAND, FL 33810
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 107 OF UNIT 1 OF PALMORE ESTATES, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 155 FEET OF THE SOUTH 955 FEET OF THE WEST 266 FEET OF THE EAST 858 FEET OF THE SW ¼ OF THE NE ¼ OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(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 13 day of June, 2025.

Default Date: July 21, 2025
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: ASUNCION NIEVES
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVENUE, SUITE 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-138744
June 20, 27, 2025 25-00904K

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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA000690000000
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
CYNTHIA THALES A/K/A C THALES, et al.,
Defendant.

To: CYNTHIA THALES A/K/A C THALES,
926 CENTAURY DR,
POINCIANA, FL 34759
UNKNOWN SPOUSE OF CYNTHIA THALES A/K/A C THALES,
926 CENTAURY DR,
POINCIANA, FL 34759
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 134, TUSCANY PRESERVE, PHASE 4, NORTH PHASE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 30-35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before July 10, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of JUN 03 2025.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
BY: /s/ Asuncion Nieves
Deputy Clerk

Sara Collins, Esq,
McCalla Raymer Leibert Pierce, LLP,
225 East Robinson Street, Suite 155,
Orlando, FL 32801
24-10679FL
June 20, 27, 2025 25-00886K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA000690000000
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
CYNTHIA THALES A/K/A C THALES, et al.,
Defendant.

To: UNKNOWN TENANT IN POSSESSION 1,
926 CENTAURY DR,
POINCIANA, FL 34759
UNKNOWN TENANT IN POSSESSION 2,
926 CENTAURY DR,
POINCIANA, FL 34759
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 134, TUSCANY PRESERVE, PHASE 4, NORTH PHASE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 30-35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before July 10, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of JUN 03 2025.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
BY: /s/ Asuncion Nieves
Deputy Clerk

Sara Collins,
McCalla Raymer Leibert Pierce, LLP,
225 East Robinson Street, Suite 155,
Orlando, FL 32801
24-10679FL
June 20, 27, 2025 25-00885K

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
CASE NO.: 2025CA000826
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
TYLER RIAN KILLEN; et al.,
Defendants.

TO: TYLER RIAN KILLEN,
3947 RESTING ROBIN AVE
BARTOW, FL 33830
UNKNOWN SPOUSE OF TYLER RIAN KILLEN,
3947 RESTING ROBIN AVE
BARTOW, FL 33830

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

LOT 260, OF WIND MEADOWS SOUTH PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 191, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 3947 RESTING ROBIN AVE, BARTOW, FL 33830 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before July 17, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on June 10, 2025.

STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
(SEAL) By: Asuncion Nieves
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road,
Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
June 20, 27, 2025 25-00889K

FIRST INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT
IN THE CIRCUIT COURT IN AND FOR THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025 CA 001948107
PARCEL: 107AB
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,
Petitioner, vs
WILLARD R. ROBERTS AND RIMA K. ROBERTS, HUSBAND AND WIFE; TERRY A. TABOR, RICHARD K. GINTHER, HEIR AND/OR DEVISEE OF THE ESTATE OF SARAH M. WARDWELL, DECEASED; CHRISTOPHER C. DERMODY, HEIR AND/OR DEVISEE OF THE ESTATE OF SARAH M. WARDWELL, DECEASED; SCOTT A. DERMODY, HEIR AND / OR DEVISEE OF THE ESTATE OF SARAH M. WARDWELL, DECEASED; JOHN WILLIAM DERMODY, HEIR AND/OR DEVISEE OF THE ESTATE OF SARAH M. WARDWELL, DECEASED; HARRY WARDWELL, HEIR AND/OR DEVISEE OF THE ESTATE OF SARAH M. WARDWELL, DECEASED; JANET OMLANSKY, HEIR AND/ OR DEVISEE OF THE ESTATE OF SARAH M. WARDWELL, DECEASED; JOE G. TEDDER, TAX COLLECTOR
Defendants.

STATE OF FLORIDA TO:
Harry Wardwell
19815 Sprint Ridge Terrace
Salinas, California 93908
Janet Omlansky
601 Oak Street
Monterey, California 93940

To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

F.P. NO. 4402721
Section 16931-009 STATE ROAD FORT FRASER TRAIL OVER SR 60 POLK COUNTY
DESCRIPTION
Parcel 107
ESTATE OR INTEREST TO BE OBTAINED: FEE SIMPLE - RIGHT OF WAY
A) That portion of the northeast 1/4 of Section 5, Township 30 South, Range 25 East, Polk County, Florida.
Being described as follows:
Commence at the center of said Section 5; thence along the west line of said northeast 1/4, North 00°17'30" West a distance of 15.32 feet to the southwest corner of lands described in Official Records Book 4580, Page 2209, Public Records of Polk County, Florida; thence along the south line of said lands North 86°39'17" East a distance of 60.08 feet to the southeast corner of said lands; thence along the east line of said lands North 00°17'30" West a distance of 26.59 feet to the north existing railroad right of way line (per Seaboard Air Line Railway Co. Map V2 FLA L-22-S-9) and the south existing right of way line of Fort Fraser Trail (per F.D.O.T. Section 16060-Misc, F.P.I.D. 4129521); thence along the west existing right of way line of said Fort Fraser Trail and the east line of said lands continue North 00°17'30" West a distance of 23.42 feet to the northerly existing City of Bartow maintained right of way line of North Street (per Official Records Book 2835, Page 533, Public Records of Polk County, Florida) for a POINT OF BEGINNING; thence along said northerly existing maintained right of way line South 87°20'14" West a distance of 26.74 feet to the beginning of a curve having a radius of 100.00 feet; thence along the arc of said curve to the left a distance of 37.72 feet through a central angle of 21°36'46" with a chord bearing North 09°06'20" East to the end of said curve; thence North 84°50'31" East a distance of 15.02 feet; thence North 27°23'48" East a distance of 12.13 feet to said west existing right of way line and said east line; thence along said west existing right of way line and said east line South 00°17'30" East a distance of 47.90 feet to the POINT OF BEGINNING.
Containing 863 square feet
B) That portion of the northeast 1/4 of Section 5, Township 30 South, Range 25 East, Polk County, Florida.
Being described as follows:
Commence at the center of said Section 5; thence along the west line of said northeast 1/4, North 00°17'30" West a distance of 15.32 feet to the southwest corner of lands described in Official Records Book 4580, Page 2209, Public Records of Polk County, Florida; thence along the south line of said lands North 86°39'17 East a distance of 60.08 feet to the southeast corner of said lands; thence along the east line of said lands North 00°17'30" West a distance of 26.59 feet to the north existing railroad right of way line (per Seaboard Air Line Railway Co. Map V2 FLA L-22-S-9) and the south existing right of way line of Fort Fraser Trail (per F.D.O.T. Section 16060-Misc, F.P.I.D. 4129521) for a POINT OF BEGINNING; thence South 46°43'06" West a distance of 3.53 feet to the easterly existing City of Bartow maintained right of way line of North Street (per Official Records Book 4580, Page 2209, Public Records of Polk County, Florida) and to the beginning of a curve having a radius of 63.03 feet; thence along said easterly existing maintained right of way line the arc of said curve to the left a distance of 8.41 feet through a central angle of 07°38'33" with a chord bearing North 17°35'09" East to the west existing right of way line of said Fort Fraser Trail and to the east line of said lands and to the end of said curve; thence along said west existing right of way line and said east line South 00°17'30 East a distance of 5.59 feet to the POINT OF BEGINNING.
Containing 6 square feet

You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above-described property located in the State of Florida, County of POLK.

You are further notified that a Pre-Order of Taking Case Management Conference has been set before the Honorable Ellen S. Masters, one of the Judges of this Court, on the 26th day of August A.D., 2025, at 9:00 A.M, via Microsoft Teams or call in by phone to +1-863-225-4022 and use Conference ID: 520 540 847#, at which time an Order of Taking will be entered if all parties are in agreement or if no hearing has been requested. All parties are required to attend the Pre-Order of Taking Case Management Conference.

The Defendants, and any other persons claiming any interest in the property described, are notified that the Petitioner will apply to the Honorable Ellen S. Masters, one of the Judges of this Court, on the 9th day of September, A.D., 2025, at 9:00 A.M, Polk County Courthouse, 255 North Broadway, Bartow, Florida 33830 for an Order of Taking hearing in this cause. All Defendants to this suit may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND

Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition:

DEPARTMENT OF TRANSPORTATION
Post Office Box 1249
Bartow, Florida 33830
C/O Chris Pawlus
Assistant General Counsel
(863) 519-2623
Florida Bar Number: 484695

on or before the 25th day of July A.D., 2025, and file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition.

If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

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

WITNESS MY HAND AND SEAL of said Court on this day of 06/11/2025.

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Elizabeth Rivera
Deputy Clerk

June 20, 27, 2025 25-00887K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. FLORIDA
CASE NO.: 532025CC001968000000
TOWER MANOR MHC, LLC,
Plaintiff, vs.
TIMOTHY S. STAPLES and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,
Defendants.

TO: Timothy S. Staples
29 Tower Manor Circle West
Lot No. 29
Auburndale, Florida 33823

YOU ARE NOTIFIED that an action for foreclosure has been filed against you with respect to the real property more particularly described as the:

29 Tower Manor Circie West, Lot No. 29, Auburndale, Florida 33823

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 Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action.

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

Dated: 6/12/2025
Default Date: 7/21/2025

STACY M. BUTTERFIELD
Polk County Clerk of Court
(SEAL) By: /s/ Tamika Joiner
Deputy Clerk

Brian C. Chase, Esq.,
Plaintiff's attorney,
1313 North Howard Avenue,
Tampa, Florida 33607
June 20, 27; July 4, 11, 2025
25-00896K

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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.

FURTHER AFFIANT SAYETH NAUGHT

Jaime Duncanson
June 13, 20, 2025 25-00877K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023CA005019000000
CITIZENS BANK NA F/K/A RBS CITIZENS NA,
Plaintiff, vs.
ZAHIRA M. ROBLES A/K/A ZAHIRA M. ROBLES MONTANEZ; UNKNOWN SPOUSE OF ZAHIRA M. ROBLES A/K/A ZAHIRA M. ROBLES MONTANEZ; PEDRO ROBLES CASANOVA A/K/A PEDRO ROBLES; UNKNOWN SPOUSE OF PEDRO ROBLES CASANOVA A/K/A PEDRO ROBLES; WIND MEADOWS HOMEOWNERS ASSOCIATION, INC.,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated April 15, 2025, and entered in Case No. 2023CA005019000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein CITIZENS BANK NA f/k/a RBS CITIZENS NA, is Plaintiff and Zahira M. Robles a/k/a Zahira M. Robles Montanez; Unknown Spouse of Zahira M. Robles a/k/a Zahira M. Robles Montanez; Pedro Robles Casanova a/k/a Pedro Robles; Unknown Spouse of Pedro Robles Casanova a/k/a Pedro Robles; Wind Meadows Homeowners Association, Inc., are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 13th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 119, WIND MEADOWS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139, PAGES 11 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
2233 Barn Owl Avenue,
Bartow, Florida 33830

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 6/13/2025

McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
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: 23-400136
June 20, 27, 2025 25-00895K

FIRST INSERTION

NOTICE OF RE-SCHEDULED FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2024-CC-001866
HABITAT FOR HUMANITY OF EAST POLK COUNTY, INC., a Florida non-profit corporation,
Plaintiff, v.
SHERRY J. HOWARD, TRISTAN N. MONTALBAN, and CITY OF HAINES CITY, a Florida municipal corporation,
Defendants.

NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated June 3, 2025 and entered in Case No. 2024-CA-001866, in the County Court in and for Polk County, Florida wherein HABITAT FOR HUMANY OF EAST POLK COUNTY, INC., is the Plaintiff and SHERRY J. HOWARD, TRISTAN N. MONTALBAN & CITY OF HAINES CITY, are the Defendants, I will sell to the highest bidder online at WWW.POLK.REALFORECLOSE.COM at 10:00 A.M. on the 8th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

Street Address:
403 N. 21st Street
Haines City, FL 33844
Legal Description:
Lot 6, Block "C" and the North½ of Lot 5 of OLGA PARK SUBDIVISION, according to the Plat thereof, recorded in Plat Book 10, Page 42, of the Public Records of Polk County, Florida.
Parcel Identification Number: 27-27-28-765000-003051

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.

Stacy M. Butterfield, CPA
As Clerk of the Court, Polk County
As Deputy Clerk

Christopher J. Bonti
Johnson Pope Bokor
Ruppel & Burns, LLP
400 N. Ashley Dr.,
Suite 3100
Tampa FL 33602
chrisb@jpfirm.com
June 20, 27, 2025 25-00883K

--- SALES / ESTATE ---

SECOND 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.

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

SECOND 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, 2025 25-00868K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001690
Division PROBATE
IN RE: ESTATE OF CHARLES E. GLASS
Deceased.

The administration of the estate of CHARLES E. GLASS, deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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

SECOND 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

SECOND 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: Latisa 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

SECOND 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
Regina Guajardo,
311 W. Florida Avenue,
Haines City, Florida 33844
Attorney for Personal Representative:
P. Scott Miller,
Florida Bar No. 0093792,
1843 Foreman Drive, Suite 210,
Cookeville, Tennessee 38501
Tele: 727-362-3700
Fax: 727-398-3907
E-Mail: smiller@gibbsfirm.com
Secondary E-Mail:
dmiller@gibbsfirm.com
June 13, 20, 2025 25-00864K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 532023CA003812000000
CrossCountry Mortgage, LLC,
Plaintiff, vs.
Latoy Michelle Johnson, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling 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, 2025 25-00851K

SECOND 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

SECOND 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

SECOND 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

SECOND 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@mggmlpa.com
June 13, 20, 2025 25-00873K

SECOND 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, 2025 25-00878K

--- SALES / ESTATE ---

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CC 3890
BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.
PATRICK MARAJ, ET AL., DEFENDANTS.

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:

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.

A/K/A: 909 Charo Parkway, #1027, Davenport, FL 33897

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.

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.

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

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
BY: Carolyn C. Meadows
Florida Bar #92888
B30355/418861/26870109
June 13, 20, 2025 25-00852K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA005049000000
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

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:

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.

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

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

Dated this 9th day of June, 2025
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
CR18403-23/sap
June 13, 20, 2025 25-00871K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2018CA000971000000
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

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 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:

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.

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

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

Dated this 9th day of June, 2025.
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Bar Number: 695734
PHH4842-17/sap
June 13, 20, 2025 25-00870K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CA001594000000
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).

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 BURNEY, 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:

COMMENCE AT THE NORTHEAST 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 EAST BOUNDARY THEREOF, 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; THENCE 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.

Property Address: 7275 YARBOROUGH LN, LAKELAND, FL 33813

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

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

Dated this 10 day of June, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-187105 - NaC
June 13, 20, 2025 25-00876K

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA004377
LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
WALDEMAR ORTIZ COTTO, et al.,
Defendant(s).

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:

Lot 163, LAKESHORE CLUB, according to the Plat thereof, as recorded in Plat Book 111, Page 16, Public Records of Polk County, Florida.

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

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

DATED: June 5, 2025
By: /s/Leah Ellington
Leah Ellington, Esquire
Florida Bar No.: 92366
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
June 13, 20, 2025 25-00862K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA000413000000
PLAINS COMMERCE BANK,
Plaintiff, vs.
VICTORIA GONZALEZ, et al.,
Defendant.

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:

Lot 42, SANCTUARY BY THE LAKE PHASE TWO, according to the Plat or map thereof as recorded in Plat Book 183, Page 42 & 43, in Public Records of Polk County, Florida.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-11022FL
June 13, 20, 2025 25-00875K

SECOND 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, 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:
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
Secondary E-Mail:
eservice@suarezlawyers.com
June 13, 20, 2025 25-00879K

SECOND 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, 2025 25-00866K

FOURTH INSERTION

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

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

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
LV10184

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA-004632-0000-00
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)

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:

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.
Parcel ID:
27-28-13-000000-022110

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 3 day of JULY,2025.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 30th day of May, 2025.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P. O. Box 9000
Bartow, FL 33831-9000
June 13, 20, 2025 25-00853K

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA000551000000
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL1 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, 2025 25-00872K

SECOND 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, DEVISEES, 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, DEVISEES, 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, 2025 25-00856K

SECOND 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, 2025 25-00855K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-002072
TRIAD FINANCIAL SERVICES, INC.,
Plaintiff, vs.
PHILLIP MICHAEL VAN EGDOM, SARAH ELIZABETH VAN EGDOM, UNKNOWN TENANT IN POSSESION #1
Defendant(s),

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:

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.
Parcel ID No.:
25-27-32-301400-000030

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.

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.

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 6th day of June, 2025.

/s/ Monika E. Siwiec
Monika E. Siwiec
Florida Bar No.: 92050
service@gibsonlawfirmpa.com
mes@gibsonlawfirmpa.com
THE GIBSON LAW FIRM, P.A.
4720 Salisbury Road, 247-04
Jacksonville, FL 32256
Telephone: 561-501-7858
June 13, 20, 2025 25-00863K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2024CA001433000000
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.

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:

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.
PROPERTY ADDRESS: 5870 BAMBI DR, LAKELAND, FL 33809

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

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

Dated this 05 day of June 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01032
June 13, 20, 2025 25-00854K

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V7

SECOND 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-SÀNCHEZ, 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 kcep 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-SÀNCHEZ, ESQUIRE,
Petitioner's attorney,
11954 Narcoossee Rd. Ste. 2 PMB #237, Orlando, FL 32832
June 13, 20, 27; July 4, 2025
25-00857K

FOURTH INSERTION

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

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

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

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

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa. Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

Default Date: June 30, 2025

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

Dated: MAY 22 2025

STACY M. BUTTERFIELD
Clerk of the Circuit and County Court
(SEAL) By: Asuncion Nieves
As Deputy Clerk
Brian C. Chase, Esq.
Plaintiff's attorney,
1313 North Howard Avenue,
Tampa. Florida 33607
May 30; June 6, 13, 20, 2025
25-00787K

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA
CASE No.: 2024CA000745000000
JONATHAN L. MONROE AND TAKEERA A. COLEMAN,
Plaintiff, vs.
BERTHA ALLEN, deceased and all others claiming by, through and under BERTHA ALLEN, deceased, SHIRLEY WEBBER AKA SHIRLEY TOMLIN AKA SHELLY TOMLIN, deceased and all others claiming by, through and under SHIRLEY WEBBER AKA SHIRLEY TOMLIN AKA SHELLY TOMLIN, deceased, JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, and all others claiming by, through and under, JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, FRED TOMLIN AKA FRED TOMLIN SR., deceased and all others claiming by, through and under FRED TOMLIN AKA FRED TOMLIN SR., deceased, EVELYN MERRITT, ELIJAH TOMLIN, JR., deceased and all others claiming by, through and under ELIJAH TOMLIN, JR., deceased, ANNIE SCOTT AKA ANNIE CALHOUN, deceased and all others claiming by, through and under ANNIE SCOTT AKA ANNIE CALHOUN, deceased, LAWRENCE JONES, and all others claiming by, through and under LAWRENCE JONES, NIKITA WEBB, and all others claiming by, through and under NIKITA WEBB, CAROLYN CLARK, BARBARA BAKER, DIONNE JACKSON AKA DIANNE JACKSON, and all others claiming by, through and under DIONNE JACKSON AKA DIANNE JACKSON, DELL BROWN, and all others claiming by, through and under DELL BROWN, LUTHER SCOTT, JR., and VERONICA THOMAS, and all others claiming by, through and under VERONICA THOMAS,
Defendant,

TO: JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, and all others claiming by, through and under, JOHN HENRY WEBBER AKA JOHNNIE MAE WEBBER, LAWRENCE JONES, and all others claiming by, through and under LAWRENCE JONES, NIKITA WEBB, and all others claiming by, through and under NIKITA WEBB, DIONNE JACKSON AKA DIANNE JACKSON, and all others claiming by, through and under DIONNE JACKSON AKA DIANNE JACKSON, DELL BROWN, and all others claiming by, through and under DELL BROWN and VERONICA THOMAS, and all others claiming by, through and under VERONICA THOMAS

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

That part of Block 7H of W.J. Howey Land Company's First Addition to Dundee, according to the map or plat thereof, as recorded in Plat Book 4A, Page(s) 41, of the Public Records of Polk County, Florida, begin 115 feet East and 300 feet North of the SW corner of said Block 7H, run thence North 50 feet, East 100 feet, South 50 feet, West 100 feet to the Point of Beginning. a/k/a 208 Pine St, Dundee, FL 33838.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Isaac Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 6/27/2025, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED this 20 day of May 2025.

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: /s/ Tamika Joiner
As Deputy Clerk
Isaac Manzo, of
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Plaintiff's attorney,
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May 30; June 6, 13, 30, 2025
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