

POLK COUNTY LEGAL NOTICES

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

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 Trew's Photography Corner, located at 58 Pritchard Street, in the City of Lakeland, County of Polk, State of FL, 33815, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 24 of June, 2025.

Trew James Benjamin Jackson
58 Pritchard Street
Lakeland, FL 33815
June 27, 2025 25-00956K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that DEDICATED SENIOR MEDICAL CENTERS OF FLORIDA, LLC desiring to engage in business under the fictitious name of Chen Neighborhood Medical of South Lakeland located at 1395 NW 167th Street Miami Gardens, FL 33169 intends to register the said name in Polk county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 27, 2025 25-00943K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that DEDICATED SENIOR MEDICAL CENTERS OF FLORIDA, LLC desiring to engage in business under the fictitious name of Chen Neighborhood Medical of North Lakeland located at 1395 NW 167th Street Miami Gardens, FL 33169 intends to register the said name in Polk county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 27, 2025 25-00944K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 25CP-2070 IN RE: ESTATE OF Pamela Anne Whiddon deceased.

The administration of the estate of Pamela Anne Whiddon, deceased, Case Number 25CP- 2070, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. 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 has been served must file their claims with this Court ON OR BEFORE 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 the 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 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 27, 2025.

/s/ **Matthew Whiddon**
Personal Representative
Address: 6804 Marlyn Drive,
Lakeland, FL 33809
/s/ MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
June 27; July 4, 2025 25-00951K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025-CP-001440A Division: Probate IN RE: THE ESTATE OF LINDA JOY JENSEN Deceased.

The administration of the estate of Linda Joy Jensen, deceased, whose date of death was March 8, 2025, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000 Drawer CC-4, Bartow, FL 33831.

The names and addresses of the petitioners/co-personal representatives and the attorney for the petitioners/co-personal representatives 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.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001895 IN RE: ESTATE OF DREMA SUE SANDERS, Deceased.

The administration of the estate of DREMA SUE SANDERS, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Po Box 9000, Drawer CC-04, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 001999 Division Probate IN RE: ESTATE OF RANDOLPH KENT MALLEN Deceased.

The administration of the estate of RANDOLPH KENT MALLEN, deceased, whose date of death was February 22, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 430 S. Commerce Ave. Sebring, FL 33870. 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,

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 27, 2025.

Signed on 04/23/2025.
Christopher D. Jensen
Tracy M. Munoz
Skiles K. Jones, Esq.
Attorney for Christopher D. Jensen and Tracy M. Munoz
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 27; July 4, 2025 25-00942K

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 27, 2025.

OPAL GOMEZ
Personal Representative
6778 Glenbrook Drive
Lakeland, FL 33811
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivers@hnh-law.com
June 27; July 4, 2025 25-00941K

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 27, 2025.

Personal Representative:
Michelle T. Mallen
127 Hidden Arbor Court
Sanford, Florida 32773
Attorney for Personal Representative:
/s/ Sophia Dean
Sophia Dean, Esq., Attorney
Florida Bar Number: 92295
Friedman Law, P.A.
600 Rinehart Rd. Suite 3040
Lake Mary, FL 32746
Telephone: (407) 830-6331
Fax: (407) 878-2178
E-Mail: sdean@ff-attorneys.com
Secondary E-Mail: sbennett@ff-attorneys.com
June 27; July 4, 2025 25-00953K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v. TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others, Defendants.

TO DEFENDANTS: Andre Pirio, Diana Davidson, James R Justice, James R Carmen Justice Family Trust, Noel M. Lucienna A Lacan Rev Trust, Herman Herzberg, Olga Franzino, Joan M Pokutecki

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

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONUMENT PER CERTIFIED CORNER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RECORDS BOOK 7709, PAGE 539,

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001377 IN RE: ESTATE OF ENRIQUE GARCIA RAMIREZ, Deceased.

The administration of the estate of Enrique Garcia Ramirez, deceased, whose date of death was December 3, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave Bartow, FL 33830. The 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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA File Number: 2025CP-002012A000BA Probate Division IN RE: ESTATE OF JAMES GREGORY CARROLL, Deceased

The estate of James Gregory Carroll, deceased, File Number 2025CP-002012A000BA is pending in the Circuit Court for Polk County, Florida, 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is June 27, 2025.

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

PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DISTANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTENSION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE

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

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vblaw.com, on or before 7/21/2025 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED: 6/12/2025
Stacy M. Butterfield, CPA
Clerk of the Court
(Seal) By: /s/ Tamika Joiner
As Deputy Clerk

Sidney L. Vihlen, III,
Vihlen & Associates, P.A.,
the Plaintiff's attorney,
1540 International Parkway,
Suite 2000,
Lake Mary, Florida 32746,
svihlen@vblaw.com
June 27; July 4, 2025 25-00958K

FIRST INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES

Notice is hereby given that, on July 14, 2025, at 10:00 AM, at the corner of Hwy. 640 and Bonnie Mine Road, Bartow, Polk County, Florida, Fat Chance, LLC, as Trustee of Bonnie Mine Land Trust, pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Arnold Abdulla, to wit: A certain 1977 OLDG singlewide mobile home, bearing VIN # 2739. The name of the former tenant is Steve Dishon.

All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.

June 27; July 4, 2025 25-00963K

FIRST INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES

Notice is hereby given that, on July 14, 2025, at 10:00 AM, at the corner of Hwy. 640 and Bonnie Mine Road, Bartow, Polk County, Florida, Fat Chance, LLC, as Trustee of Bonnie Mine Land Trust, pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Arnold Abdulla, to wit: A certain 1997 CAPE singlewide mobile home, bearing VIN # GAM120A0773341A. The name of the former tenant is Steve Dishon.

All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.

June 27; July 4, 2025 25-00964K



PUBLIC SALES / SALES / ACTIONS ---

FIRST INSERTION		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.: 2023CA000364000000 PHH MORTGAGE CORPORATION, Plaintiff, VS. ALYNTHIA BRISBANE; UNKNOWN SPOUSE OF ALYNTHIA BRISBANE; UNITED STATES OF AMERICA DEPARTMENT OF; UNKNOWN TENANT #1 N/K/A PARRISH MCCALL; 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. 2023CA000364000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and ALYNTHIA BRISBANE; UNKNOWN SPOUSE OF ALYNTHIA BRISBANE; UNITED STATES OF AMERICA- DEPARTMENT OF; UNKNOWN TENANT #1 N/K/A PARRISH MCCALL; 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 PAR-	TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the 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: THAT PART OF LOTS 17, 18, 25 AND 26 OF THE MAP OF CORRECTION OF THE TOWN OF GORDONVILLE, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 43 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK B OF T.J. JOHNSON'S ADDITION, RECORDED IN PLAT BOOK 38, PAGE 46, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTH 20° 27' 45" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE FOR OLD WINTER HAVEN-BARTOW ROAD, A DISTANCE OF 366.85 FEET; THENCE NORTH 84° 31' 15" WEST 51.76 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR OLD WINTER HAVEN-BARTOW ROAD, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE FOR GIRLEY ROAD; THENCE NORTH 20° 27' 45" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 357.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20° 27' 45" WEST 195.00 FEET; THENCE SOUTH 90° 00' " WEST 185.00	FEET; THENCE NORTH 00° 00' 00" EAST 198.09 FEET; THENCE NORTH 88° 46' 08" EAST 190.20 FEET; THENCE SOUTH 69° 32' 15" EAST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2346, PAGE 1609, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 66.99 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 25 EAST, 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 19th 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 1395-631B June 27; July 4, 2025 25-00930K	NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case Number: 2025CA-000027-0000-00 SOUTHSTATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A., successor by merger with CENTERSTATE BANK, N.A. f/k/a CENTERSTATE BANK OF FLORIDA, N.A., as receiver of COMMUNITY NATIONAL BANK OF BARTOW, Plaintiff, vs. ODELL R. GORDON, II, KRISTAL GORDON, husband and wife, VERONICA M. GORDON, REDBRICK FINANCIAL GROUP, INC., an inactive foreign corporation, FORD MOTOR CREDIT COMPANY, LLC, a Delaware limited liability company, UNKNOWN TENANT 1 and UNKNOWN TENANT 2, Defendants. Notice is hereby given that pursuant to the Default Final Judgment of Foreclosure entered June 16, 2025, in case number 53-2025CA-000027-0000-00 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SOUTHSTATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A., successor by merger with CENTERSTATE BANK, N.A. f/k/a CENTERSTATE BANK OF FLORIDA, N.A., as receiver of COMMUNITY NATIONAL BANK OF BARTOW, INC., an inactive foreign corporation, FORD MOTOR CREDIT COMPANY, LLC, a Delaware limited liability company, UNKNOWN TENANT 1 and UNKNOWN TENANT 2, are Defendants, I will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m. on the 31st day of July, 2025, the following described real as set forth in said final judgment, to wit: PARCEL A: The North 100 feet of the South 200 feet of the East 140 feet of the East 1/2 of the West 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 16, Township 30 South, Range 23 East, lying and being in Polk County, Florida. AND PARCEL B: The North 100 feet	of the South 300.00 feet of the East 140.00 feet of the East 1/2 of the West 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 16, Township 30 South, Range 23 East, lying and being in 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 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. Submitted by: Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Attorney for Plaintiff June 27; July 4, 2025 25-00931K
				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. 2025CA001643A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANGEL PEREZ AKA ANGEL LUIS PEREZ, et. al. Defendant(s), TO: ANGEL PEREZ AKA ANGEL LUIS PEREZ, UNKNOWN SPOUSE ANGEL PEREZ AKA ANGEL LUIS PEREZ, 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: LOT 4, BLOCK "A", SHEPARD'S RESUBDIVISION OF LOTS 3 AND 4, BLOCK 10, TWIN LAKE PARK ADDITION TO LAKE WALES, FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 2, SOUTH 00°11'47" EAST A DISTANCE OF 187.66 FEET TO THE SURVEY BASE LINE OF STATE ROAD 60 AND THE BEGINNING OF A CURVE CONCAVE SOUTH-WESTERLY AND HAVING A RADIUS OF 9,549.30 FEET; THENCE ALONG SAID SURVEY BASE LINE THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 351.91 FEET THROUGH A CENTRAL ANGLE OF 02°06'41" WITH A CHORD BEARING SOUTH 78°16'06" EAST TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SURVEY BASE LINE, SOUTH 77°12'45" EAST A DISTANCE OF 143.71 FEET; THENCE SOUTH 00°11'47" EAST A DISTANCE OF 43.10 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY	LINE OF SAIDSTATE ROAD 60 (PER SECTION 16110-2511); THENCE CONTINUE SOUTH 00°11'47" EAST A DISTANCE OF 8.62 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID SHEPARD'S RESUBDIVISION OF LOTS 3 AND 4, BLOCK 10, TWIN LAKE PARK ADDITION TO LAKE WALES, FLORIDA, PER PLAT BOOK 7, PAGE 3; THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°47'33" WEST A DISTANCE OF 0.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 FOR A POINT OF BEGINNING. THENCE ALONG THE EAST LINE OF SAID LOT 4, SOUTH 00°11'47" EAST A DISTANCE OF 8.01 FEET; THENCE NORTH 77°12'44" WEST A DISTANCE OF 35.64 FEET TO SAID NORTHERLY BOUNDARY ALSO BEING THE NORTHERLY LINE OF SAID LOT 4; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 89°47'33" EAST A DISTANCE OF 34.73 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 2, SOUTH 00°11'47" EAST A DISTANCE OF 187.66 FEET TO THE SURVEY BASE LINE OF STATE ROAD 60 AND THE BEGINNING OF A CURVE CONCAVE SOUTH-WESTERLY AND HAVING A RADIUS OF 9,549.30 FEET; THENCE ALONG SAID SURVEY BASE LINE THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 351.91 FEET THROUGH A CENTRAL ANGLE OF 02°07'23" WITH A CHORD BEARING SOUTH 78°16'26" EAST TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SURVEY BASE LINE SOUTH 77°12'45" EAST A DISTANCE OF 120.01 FEET; THENCE SOUTH 12°47'15" WEST A DISTANCE OF 58.40 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY	OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH 77°12'44" EAST A DISTANCE OF 36.27 FEET TO THE EAST LINE OF SAID LOT 4; THENCE ALONG SAID EAST LINE SOUTH 00°11'47" EAST A DISTANCE OF 6.42 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 2,827.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 46.47 FEET THROUGH A CENTRAL ANGLE OF 00°56'30" WITH A CHORD BEARING NORTH 71°55'58" WEST TO THE NORTH LINE OF SAID LOT 4 AND THE END OF SAID CURVE; THENCE ALONG THE NORTH LINE OF SAID LOT 4, NORTH 89°46'31" EAST A DISTANCE OF 8.78 FEET TO THE POINT OF BEGINNING 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 7-30-25 / (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 23 day of June, 2025. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: ASHLEY SAUNDERS DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-276875 June 27; July 4, 2025 25-00954K	NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT A public hearing will be conducted by the Board of Supervisors of the Winslow's Point Community Development District ("District") on August 1, 2025 at 10:00 a.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850. In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on June 20, 2025. The Rules of Procedure may 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. Specific 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's Office at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes,	must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office. This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Office. Winslow's Point Community Development District District Manager June 27, 2025 25-00939K
FIRST INSERTION				FIRST INSERTION
DERELICT VESSEL PUBLICATION NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL The following vessel, to wit:1966 Sea Going FL9055AE has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit Lake Hatchineha and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes.	Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efille@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition	the Clerk's website for online auctions, at 10:00 A.M., on the 9th day of July, 2025 the following described property as set forth in said Final Judgment, to wit: Unit No. 915, in Building No. 9, of Bella Piazza, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 7613, Page 791, and all exhibits and amendments thereof, of the Public Records of Polk County, Florida. A/K/A: 907 Charo Parkway, Unit #915, 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 Ivy's Finest LLC, 907 Charo Parkway, #915, Davenport, FL 33897, and Ivy's Finest LLC,	547 Mason Dr., Titusville, FL 32780, on this 20th 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: cofoservice@mail@beckerlawyers.com BY: Carolyn C. Meadows Florida Bar #92888 B30355/418860/27011697 June 27; July 4, 2025 25-00945K	
FIRST INSERTION		FIRST INSERTION		
DERELICT Vessel Publication Notice NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL The following vessel, to wit:1966 Sea Going FL9055AE has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit Lake Hatchineha and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes.	Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efille@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition	Water: No. Aquatic Preserve: No. The application is available for public inspection Monday through Friday at the Tampa District Office located at 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written	request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)/796-7211 or 1(800)423-1476, TDD only 1(800)231-6103. June 27, 2025 25-00940K	

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

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000525 Division Probate IN RE: ESTATE OF ANDREA LEE ERICSON a/k/a ANDREA ERICSON a/k/a ANDREA L. ERICSON Deceased.	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 27, 2025. Personal Representative: William Adams 129 Indian Wells Avenue Kissimmee, Florida 34759 Attorney for Personal Representative: Daniel S. Henderson E-mail Addresses: dan@hendersonsachs.com, ana@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs, P.A. 8240 Exchange Drive, Suite C6 Orlando, Florida 32809 Telephone: (407) 850-2500 June 27; July 4, 202525-00949K

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. 2024-CA-003283 U.S. BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 1999-4, Plaintiff, vs. MICHELL L. WILLIAMS; VICTOR S. WILLIAMS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 19, 2025, and entered in 2024-CA-003283 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 1999-4 is the Plaintiff and MICHELL L. WILLIAMS; VICTOR SCOTT WILLIAMS A/K/A VICTOR S. WILLIAMS 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 18, 2025, the following described property as set forth in said Final Judgment, to wit: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, FLORIDA; THENCE SOUTH 00 DEG. 33' 47" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 141.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEG. 33' 47" EAST STILL ALONG SAID WEST LINE 141.71 FEET TO A POINT LYING 378.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89 DEG. 55' 57" EAST ALONG THE NORTH LINE OF THE FOLLOWING DESCRIBED TRACT; BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, RUN EAST 537.00 FEET, NORTHEASTERLY 386.00 FEET, WEST 616.67 FEET, SOUTH 378.00 FEET TO THE POINT OF BEGINNING A DISTANCE OF 307.39 FEET; THENCE NORTH 00 DEG. 33' 47" WEST 141.61 FEET TO A POINT LYING 141.71 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH-EAST 1/4 OF THE SOUTH-	EAST 1/4; THENCE SOUTH 89 DEG. 57' 07" WEST AND PARALLEL TO THE SAID NORTH LINE 307.39 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, 25.0 FEET IN WIDTH, THE CENTER LINE BEING DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, THENCE NORTH 89 DEG. 57' 07" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF 307.39 FEET; THENCE SOUTH 00 DEG. 33' 47" EAST AND PARALLEL TO THE WEST LINE OF SAID SOUTH 1/2 A DISTANCE OF 141.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG. 57' 07" EAST 327.0 FEET TO THE WEST RIGHT-OF-THE-WAY LINE OF OLD STATE ROAD NO. 37 TOGETHER WITH THAT CERTAIN 1984 FLEETWOOD MOBILE HOME, VIN(S) FL-FL1AD337004461, TITLE #40056707 Property Address: 6711 OLD HWY 37 S, LAKELAND, FL 33811 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 20 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 24-257751 - NaC June 27; July 4, 202525-00952K

FIRST INSERTION	
NOTICE OF RULE DEVELOPMENT BY THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES) In accordance with Chapters 120 and 190, <i>Florida Statutes</i> , the Silverlake Community Development District ("District") hereby gives notice of its intent to develop a rule entitled <i>Rule Relating to Parking and Parking Enforcement</i> . The purposes and effects of the rules are to provide for towing of vehicles on District-owned property. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, 190.035, and 190.041, <i>Florida Statutes</i> . A public hearing will be conducted by the District on August 4, 2025, at Lake	Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850 at 5:00 pm. Additional information regarding this public hearing may be obtained from the District's website, https://www.silverlakecedd.net or by contacting the District Manager, Kristen Suit, at suitk@whhassociates.com or by calling (561)571-0010. A copy of the proposed rules may be obtained by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010. Kristen Suit District Manager June 27, 202525-00967K

FIRST

CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("**Board**") for the Cedar Crossings Community Development District ("**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	July 23, 2025
TIME:	1:00 p.m.
LOCATION:	Oakland Neighborhood Center, 915 Avenue East Haines City, Florida 33844

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)**	Change in Annual Dollar Amount
SF 42'	107	1.00	\$0.00	\$900.00	\$900.00
SF 52'	129	1.00	\$0.00	\$900.00	\$900.00
SF 62'	47	1.00	\$0.00	\$900.00	\$900.00
SF 70'	17	1.00	\$0.00	\$900.00	\$900.00

** Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), <i>Florida Statutes</i> , the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), <i>Florida Statutes</i> , is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.					
Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)**	Change in Annual Dollar Amount
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SF 62'	47	1.00	\$0.00	\$900.00	\$900.00
SF 70'	17	1.00	\$0.00	\$900.00	\$900.00

** Including collection costs and early payment discounts

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Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)**	Change in Annual Dollar Amount
SF 42'	107	1.00	\$0.00	\$900.00	\$900.00
SF 52'	129	1.00	\$0.00	\$900.00	\$900.00
SF 62'	47	1.00	\$0.00	\$900.00	\$900.00
SF 70'	17	1.00	\$0.00	\$900.00	\$900.00

** Including collection costs and early payment discounts

Additional Provisions	
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561)-571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.	
District Manager	
June 27; July 4, 2025	

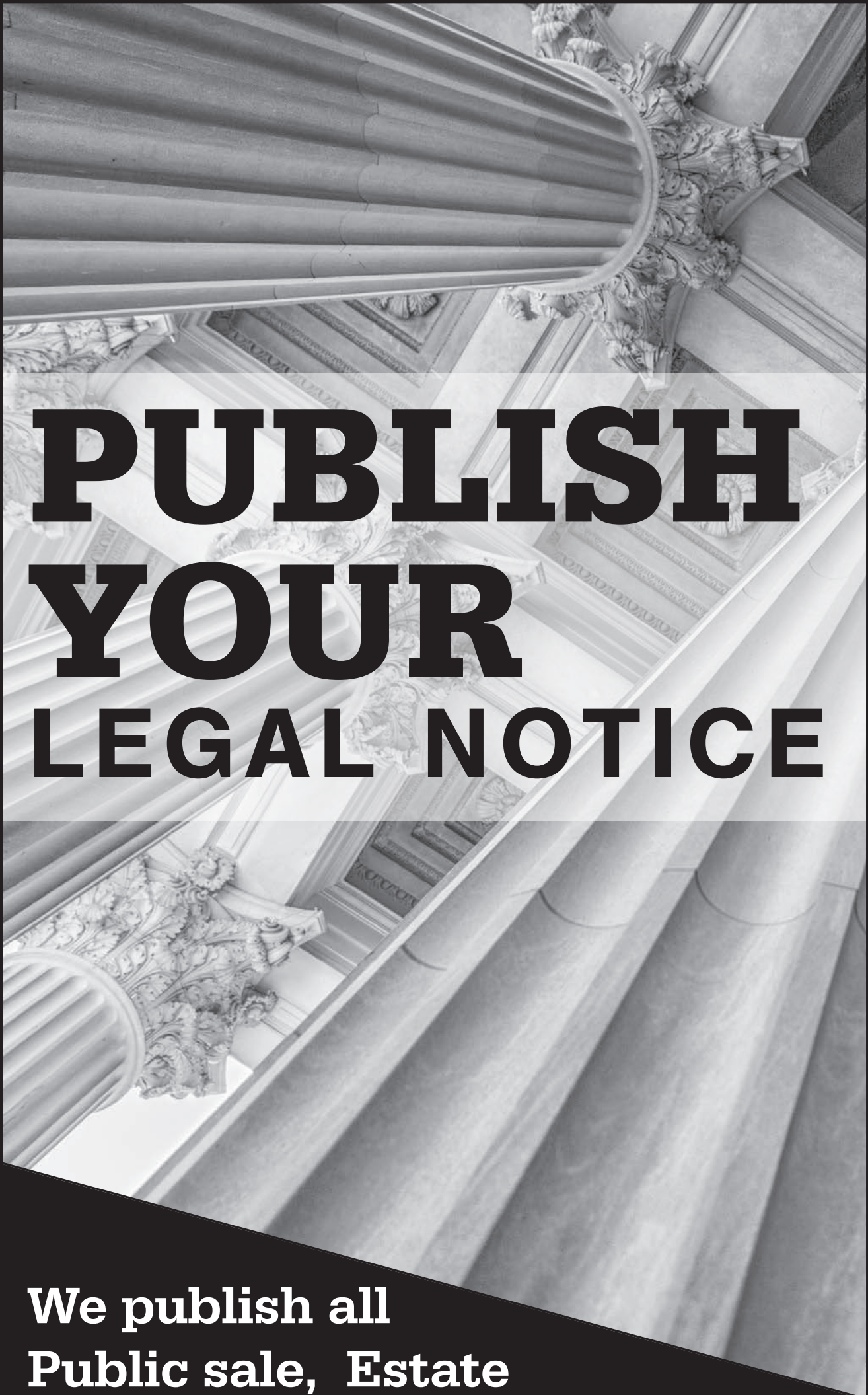
FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025-CA-001282 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. JASON VEGA A/K/A JASON VEGA VAZQUEZ A/K/A JOHN VEGA; ET AL, Defendants. TO: JASON VEGA A/K/A JASON VEGA VAZQUEZ A/K/A JOHN VEGA Last Known Address: 730 PALISADES AVENUE, BRIDGEPORT, CT 06610 You are notified of an action to foreclose a mortgage on the following property in POLK County: LOT 30, LAKE RUTH ESTATES, ACCORDING TO THE	PLAT THEREOF RECORDED AT PLAT BOOK 98, PAGES 50 AND 51, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 6012 LAKE RUTH DR E, DUNDEE FL 33838 The action was instituted in the Circuit Court, First Judicial Circuit in and for POLK County, Florida; Case No. 2025-CA-001282; and is styled CARRINGTON MORTGAGE SERVICES, LLC v. JASON VEGA A/K/A JASON VEGA VAZQUEZ A/K/A JOHN VEGAS; IBIS EVELYN GONZALEZ RODRIGUEZ; SUNNOVA TE MANAGEMENT LLC; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT

FIRST INSERTION	
RESOLUTION 2025-07	

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.	
WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Cedar Crossings Community Development District ("District") prior to June 15, 2025, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"); and WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.	
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT:	

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.	
2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or alternatively, pursuant to the <i>Uniform Method</i> as set forth in Chapter 197, Florida Statutes.	
3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location: DATE: July 23, 2025 HOUR: 1:00 p.m. LOCATION: Oakland Neighborhood Center 915 Avenue E. Haines City, Florida 33844	
4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Haines City and Polk County at least 60 days prior to the hearing set above.	
5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, <i>Florida Statutes</i> , the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.	
6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.	
7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.	
8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.	
PASSED AND ADOPTED THIS 23RD DAY OF APRIL 2025. ATTEST: CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT /s/ Kristen Suit Secretary/Assistant Secretary /s/ Casey Dare Chair/Vice Chair, Board of Supervisors	
25-00961K	

FIRST INSERTION	
IN POSSESSION 2. You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before 7-28-25, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin-	istrator, 255 N. Broadway Avenue, 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: 6-19-25 Stacy M. Butterfield As Clerk of the Court By: /s/ Ashley Saunders As Deputy Clerk Billing Information: Hill Wallack, LLP 300 S Orange Ave., Suite 1000 Orlando, FL 32801 Telephone: (561) 858-2662 Fax: (609) 452-1888 Email: mdeleon@hillwallack.com serviceflc@hillwallack.com 4922-8061-1918, v. 1 June 27; July 4, 202525-00957K



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- PUBLIC SALES / ACTIONS ---

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. 2025CA001183A000BA
**NEWREZ LLC D/B/A/
SHELLPOINT MORTGAGE
SERVICING,**
Plaintiff, vs.
GINNET CAROLINA AHUMADA
ARDILA, JUAN CARLOS
AHUMADA PALAU, AND
LIGIA AHUMADA, et. al.
Defendant(s),
TO: LIGIA AHUMADA,
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 fore-
closed herein.

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:
LOT 55, LAKE CHARLES RE-
SORT PHASE 1A, ACCORDING
TO THE PLAT AS RECORDED
IN PLAT BOOK 175, PAGES
5 THROUGH 10, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before 7-28-25 /
(30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or im-
mediately 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

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

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: CAROLYN MACK
DEPUTY CLERK

Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-280590
June 27; July 4, 2025 25-00935K

FIRST INSERTION

**SPRINGS AT LAKE ALFRED
COMMUNITY DEVELOPMENT
DISTRICT**
**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR
2026 PROPOSED BUDGET(S);
AND NOTICE OF REGULAR
BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of
the Springs at Lake Alfred Community
Development District ("District") will
hold a public hearing and regular meet-
ing as follows:
DATE: July 17, 2025
TIME: 5:00 P.M.
LOCATION:
Lake Alfred Public Library
245 N Seminole Avenue
Lake Alfred, Florida 33850

The purpose of the public hearing is
to receive comments and objections
on the adoption of the District's pro-
posed budget(s) for the fiscal year be-
ginning October 1, 2025, and ending
September 30, 2026 ("Proposed Bud-
get"). A regular Board meeting of the
District will also be held at the above
time where the Board may consider
any other business that may properly
come before it. A copy of the agenda
and Proposed Budget may be obtained
at the offices of the District Manager,
Wrathell, Hunt & Associates, LLC,
2300 Glades Road, Suite 410W, Boca
Raton, Florida 33431, (561) 571-0010
("District Manager's Office"), during

normal business hours, or by visiting
the District's website at <https://spring-satlakealfredcdd.net/>.

The public hearing and meeting are
open to the public and will be conduct-
ed in accordance with the provisions of
Florida law. The public hearing and/or
meeting may be continued in progress
to a date, time certain, and place to be
specified on the record at the public
hearing and/or meeting. There may be
occasions when Board Supervisors or
District Staff may participate by speak-
er telephone.

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

Each person who decides to appeal
any decision made by the Board with
respect to any matter considered at
the public hearing or meeting is ad-
vised that person will need a record of
proceedings and that accordingly, the
person may need to ensure that a verba-
tim record of the proceedings is made,
including the testimony and evidence
upon which such appeal is to be based.
District Manager
June 27; July 4, 2025 25-00962K

FIRST INSERTION

**NOTICE OF SALE OF
ABANDONED PROPERTY
PURSUANT TO SECTION 715.109,
FLORIDA STATUTES**

Notice is hereby given that, on July 14,
2025, at 10:00 AM, at the corner of
Hwy. 640 and Bonnie Mine Road, Bar-
tow, Polk County, Florida, Fat Chance,
LLC, as Trustee of Bonnie Mine Land
Trust, pursuant to Section 715.109,
Florida Statutes, shall sell at public sale
by competitive bidding the following
property abandoned by Arnold Abdulla,
to wit: A certain 1978 LIBH singlewide
mobile home, bearing VIN # 10L10076.

The name of the former tenant is Steve
Dishon.

All sales are as-is, where-is, with
all faults, for cash, and subject to
any and all ownership rights, liens,
and security interests which have
priority under law. The landlord,
pursuant to statute, reserves the
right to bid on the subject property
in an attempt to recover unpaid
storage costs and costs of advertis-
ing and sale. Other sales terms and
conditions may apply and will be
announced at the sale.
June 27; July 4, 2025 25-00965K

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.

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To publish your legal notice call:
941-906-9386

PUBLIC SALES / SALES / ACTIONS ---

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2025CA002193A000BA VRP PROPERTY GROUP CORP, Plaintiff, vs. INA GROUP LLC and THERESA COPELAND DICKERSON A/K/A THERESA C. REDMOND, and all others claiming by, through and under, THERESA COPELAND DICKERSON AKA THERESA C. REDMOND, Defendant, TO: THERESA COPELAND DICKERSON A/K/A THERESA C. REDMOND, and all others claiming by, through and under, THERESA COPELAND DICKERSON AKA THERESA C. REDMOND</p> <p>YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:</p> <p>Lot 8, Less the West 40 feet, Block 2, Tier 5, South Florida Railroad Addition, according to the plat thereof, as recorded in Plat Book 1, Page 27, of the Public Records of Polk County, Florida.</p> <p>a/k/a 1290 Martin Luther King Jr Blvd, Bartow, FL 33830 ("Parcel 2").</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's</p>
<p>attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before July 28th, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 19 day of June 2025.</p> <p>Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: Ashley Saunders As Deputy Clerk</p> <p>J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 June 27; July 4, 11, 18, 2025</p> <p>25-00934K</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CASE No.: 2025-CA-001540 AGUILO APPRAISAL.GROUP LLC, Plaintiff, V. ALICE MAE MOORE, Defendants. TO: ALICE MAE MOORE 316 TRIPOLI RD DAVENPORT, FL 33896</p> <p>YOU ARE NOTIFIED that an action to quiet title on the following property in Polk County, Florida:</p> <p>THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT: BEG SW COR OF N1/2 OF NW 1/4 OF SW 1/4 N 275 FT TO POB E 105 FT N 95 FT W 53.35 FT TO RR R/W SWLY 83.9 FT TO A PT 29.22 FT N OF POB S 29.22 FT TO POB KNOWN AS LOT 15 OF LOUGHMAN COMM CLUB TRACTS INCLUDED 2023 TAXES</p> <p>has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not</p>
<p>less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 N Broadway Ave, Bartow, FL 33830 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 10 day of June 2025.</p> <p>Stacy M. Butterfield Clerk of the Circuit Court By: Tamika Joiner</p> <p>The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 June 27; July 4, 11, 18, 2025</p> <p>25-00933K</p>

FIRST INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA002962000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MEGAN ELIZABETH WILES A/K/A MEGAN E. WILES F/K/A MEGAN KNEZ, et. al. Defendant(s), TO: MEGAN ELIZABETH WILES A/K/A MEGAN E. WILES F/K/A MEGAN KNEZ, UNKNOWN SPOUSE OF MEGAN ELIZABETH WILES A/K/A MEGAN E. WILES F/K/A MEGAN KNEZ, 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.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 640, ELOISE WOODS EAST LAKE MARIAM UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 32 AND 32A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel</p>
<p>for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before July 28th /(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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court at Polk County, Florida, this 19 day of June, 2025.</p> <p>Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Ashley Saunders DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-059781 June 27; July 4, 2025</p> <p>25-00932K</p>

FIRST INSERTION
<p>NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES</p> <p>Notice is hereby given that, on July 14, 2025, at 10:00 AM, at the corner of Hwy. 640 and Bonnie Mine Road, Bartow, Polk County, Florida, Fat Chance, LLC, as Trustee of Bonnie Mine Land Trust, pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Karen M. Jensen, to wit: A certain 2002 CLASSIC doublewide mobile home, bearing VIN</p>
<p>JACFL23006A and JACFL23006B. The name of the former tenant is Steve Dishon.</p> <p>All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.</p> <p>June 27; July 4, 2025</p> <p>25-00966K</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-010077 SOLANA HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. IMAN JUMMA UGLA, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2 AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants. TO: IMAN JUMMA UGLA 153 CORDOVA AVENUE DAVENPORT, FLORIDA 33897</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowner's assessments lien recorded on February 1, 2024, in Official Records Instrument #: 2024025168, in the Public records of Polk County, on the following real property located in Polk County, Florida.</p> <p>ADDRESS: 153 Cordova Avenue, Davenport, FL 33897 LEGAL: Lot 103, Solana, according to the map or plat thereof as recorded in Plat Book 129, Pages 13 through 18, inclusive, of the Public Records of Polk County, Florida.</p>
<p>A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, FL 33609 on or before 7-28-25, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 18 day of June, 2025.</p> <p>Stacey Butterfield Clerk of the Court (SEAL) By: Ashley Saunders</p> <p>Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609 June 27; July 4, 2025</p> <p>25-00947K</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CC-000838-0000-00 TEN ROCKS MHP, LLC, Plaintiff, VS. DAVID WEAVER, KATHLEEN WEAVER, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants. TO: David Lake Weaver 3925 North Combee Road Lot No. 18 Lakeland, Florida 33805</p> <p>YOU ARE NOTIFIED that a Declaratory Action as to that certain single-wide mobile home and all personal items, appliances, and fixtures contained therein located at:</p> <p>3925 North Combee Road, Lot No. 18, Lakeland, Florida 33805</p> <p>has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. 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</p>
<p>service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Default Date 4-23-25</p> <p>WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County, Florida.</p> <p>Dated: 3-17-25</p> <p>Stacy M. Butterfield Polk County Clerk of Court (SEAL) By: Antonio Sparrow Deputy Clerk</p> <p>Ryan J. Vatalaro, Esq., Plaintiff's attorney, 1313 N. Howard Avenue, Tampa, Florida 33607 June 27; July 4, 11, 18, 2025</p> <p>25-00937K</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA CIVIL ACTION CASE NO.: 24-CA-4195 LEONARD H. MARKS Plaintiff, vs. QUICK FIND PROPERTIES, LLC, REALPRO INVESTMENT GROUP LLC, CITY OF LAKELAND and UNKNOWN PERSONS OR TENANTS IN POSSESSION Defendants. NOTICE IS HEREBY GIVEN, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 13, 2025 in the Circuit Court of Polk County, Florida, I will sell the property situated in Polk County, Florida described as:</p> <p>Lot 9, Less the North 6 feet, Block 1, MID-PARK HEIGHTS, according to the plat thereof as recorded in Plat Book 14, Page 33 of the Public Records of Polk County, Florida Property Address: 1038 W. 10th Street, Lakeland, FL 33805</p> <p>including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.polk.realforeclose.</p>
<p>com, on July 18, 2025 at 10:00 a.m. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated in Polk County, Florida on this 23rd day of June, 2025.</p> <p>By: /s/Sergio A Florez Leonard H. Marks, Esq. - FBN 366862 x Sergio A. Florez, Esq.- FBN 118666 8870 N. Himes Avenue, PO Box 301 Tampa, FL 33614 (813) 495-5429 (813) 385-1620 lmarks813@gmail.com Sergioalflorez@gmail.com Attorneys for Plaintiff</p> <p>June 27; July 4, 2025</p> <p>25-00946K</p>

FIRST INSERTION
<p>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of HSL Powered by AnnieMac Home Mortgage located at 238 N Massachusetts Ave, 1st Floor in the City of Lakeland, Polk County, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 24th day of June, 2025.</p> <p>American Neighborhood Mortgage Acceptance Company LLC</p> <p>June 27, 2025</p> <p>25-00960K</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2025CA001793A000BA MICHAEL CHILDS INVESTMENT TRUST, DATED APRIL 16, 2019, Plaintiff, vs. SEDLEY A. MILLS, deceased and all others claiming by, through and under SEDLEY A. MILLS, deceased, DOROTHY I. MILLS, deceased and all others claiming by, through and under DOROTHY I. MILLS, deceased, SUSAN MICHELLE HAMMER and LAKE WALES ESTATE ASSOCIATION, INC., Defendant, TO: SEDLEY A. MILLS, deceased and DOROTHY I. MILLS, deceased and all others claiming by, through and under DOROTHY I. MILLS, deceased</p> <p>YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:</p> <p>A portion of the North 3/4 of the West 1/2 of Section 31, Township 30 South, Range 27 East, Polk County, Florida, being numbered tract in an unrecorded plat of Lake Wales Estates and more particularly as follows:</p> <p>Tract 534 Commence at the Southwest corner of Section 31, Township 30 South, Range 27 East; thence North 89 degrees 53 minutes 21 seconds East 14.66 feet; thence North 1683.13 feet; thence East 330 Feet to the Point of Beginning; thence North 305 feet; thence East 165 feet; thence South 305 feet; thence West 165 feet to the Point of Beginning.</p>
<p>a/k/a 0 Allison Ave, Lake Wales, FL 33859; Parcel ID: 27-30-31-000000-043060.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. 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 7-28-25, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 18 day of June 2025.</p> <p>Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: Ashley Saunders As Deputy Clerk</p> <p>J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, (407) 514-2692 June 27; July 4, 11, 18, 2025</p> <p>25-00936K</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA001077000000 CITIZENS BANK, N.A., Plaintiff, vs. EMILY CAMELUS; SAMANTHA SPIEGEL; MATTHEW J. SPIEGEL; CALABAY PARC AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR MORTGAGE EQUITY PARTNERS, LLC.; SHEEGOG CONTRACTING, Defendant(s). TO: Emily Camelus Residence Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:</p> <p>LOT 83, CALABAY PARC AT TOWER LAKE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 129, PAGES 6 AND 7 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Street Address: 621 Copeland Drive, Haines City, Florida 33844</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Default Date: 7/21/2025 Dated on 6/12/2025, 2025.</p> <p>Stacy M. Butterfield, CPA Clerk of said Court (SEAL) By: /s/ Tamika Joiner As Deputy Clerk</p> <p>McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400049 June 27; July 4, 2025</p> <p>25-00948K</p>

SUBSEQUENT INSERTIONS
<p>---</p> <p>ESTATE</p> <p>---</p>
SECOND INSERTION
<p>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.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act</p>
<p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 20, 2025.</p> <p>Personal Representative: /s/Helen C Burke Helen C. Burke 11106 Nalcrest Road Nalcrest, FL 33856</p> <p>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</p> <p>25-00909K</p>

ESTATE / ACTIONS / SALES ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>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</p> <p>YOU ARE NOTIFIED that an action for foreclosure has been filed against you with respect to the real property more particularly described as the: Lot No. 29, Auburndale, Florida 33823</p> <p>and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attor- ney, whose address is 1313 North How- ard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUB- LICATON OF THIS NOTICE in the Business Observer, and file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.</p> <p>Dated: 6/12/2025 Default Date: 7/21/2025 STACY M. BUTTERFIELD Polk County Clerk of Court (SEAL) By: /s/ Tamika Joiner Deputy Clerk</p>	<p>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.</p> <p>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 attor- ney are set forth below.</p> <p>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228,</p>	<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 20, 2025.</p> <p>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 Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawyers.com June 20, 27, 2025 25-00897K</p>
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>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.</p> <p>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 Per- sonal Representative's attorney are set forth below.</p> <p>All creditors of the Decedent and other persons having claims or de- mands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF- TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the Decedent and other persons having claims or de- mands against Decedent's Estate must file their claims with this Court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>	<p>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as spec- ified under s. 732.221, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 20, 2025.</p> <p>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</p>	<p>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 high- est and best bidder for cash, the follow- ing described property situated in Polk County, Florida, to wit:</p> <p>Tract 3 of the unrecorded plat of Trails of Lake Daisy more par- ticularly described as: That part of Sections 25 and 36, Town- ship 28 South, Range 26 East, Polk County, Florida, being more particularly described as follows: Commence at the Southeast cor- ner 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 dis- tance of 195.00 feet; thence run South 60°41'01" West a distance</p>

SECOND INSERTION	SECOND INSERTION
<p>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).</p>	<p>NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000380000000 of the Cir- cuit 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 bid- der 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:</p> <p>LOT 16, BLOCK 113, POIN- CIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 52, PAGE(S) 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS</p>

SECOND INSERTION	SECOND INSERTION
<p>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 pursu- ant to a Final Judgment of Foreclo- sure 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,</p>	<p>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:</p> <p>Parcel No. 20 of WINTER RIDGE, a Condominium accord- ing to the Declaration of Condo- minium 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</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION 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, UN- KNOWN SPOUSE OF HEATHER M. MCILROY, Whose Residence Is: 6307 CHARO- LAIS, LAKELAND, FL 33810 and who is evading service of pro- cess and all parties claiming an in- terest 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 in- terest in the property described in the</p>	<p>mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 107 OF UNIT 1 OF PAL- MORE ESTATES, AN UN- RECORDED SUBDIVISION, MORE PARTICULARLY DE- SCRIBED 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.</p> <p>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 peti- tion filed herein.</p>

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

Business
Observer

FLORIDA'S BUSINESS AND THE COURT

7/2025

ESTATE / ACTIONS / SALES

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No: 53-2024-CP-003184-0000-XX</p> <p>Divison: 14</p> <p>IN RE: ESTATE OF PEDRO DONESTEVEZ, Deceased.</p> <p>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.</p> <p>ALL CREDITORS OF THE DECEDENT ARE NOTIFIED THAT:</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including un-matured, contingent, and unliquidated claims, on whom a copy of this notice</p>
<p>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.</p> <p>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.</p> <p>ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of the first publication of this Notice is June 20, 2025.</p> <p>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, 202525-00920K</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE TENTH CIRCUIT COURT IN AND FOR POLK COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION</p> <p>FILE NO: 25-CP-001403</p> <p>IN RE: ESTATE OF PATRICIA SUE RYMER, Deceased.</p> <p>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.</p> <p>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS</p>
<p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is the 20 day of June, 2025.</p> <p>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, 202525-00888K</p>

THIRD INSERTION
<p>NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD AND OTHER RELIEF</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 2024 DR-005329</p> <p>Family Division</p> <p>DANIELA NAVARRETE Petitioner vs. BERNARDO ANTONIO OLALDE Respondent</p> <p>TO: BERNARDO ANTONIO OLALDE Unknown Address</p> <p>YOU ARE HEREBY NOTIFIED that an action for Petition for Dissolution of Marriage with Minor Child and Other Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on OMAR CARMONA-SANCHEZ, ESQUIRE, Petitioner's attorney, whose address is 11954 Narcoossee Rd. Ste. 2 PMB #237, Orlando, FL 32832, on or before the 7th day of July, 2025, and file the original with the clerk of this court at Polk County Courthouse, 255 N. Broadway Ave. Bartow, FL 33830. before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief</p>
<p>demand in the Petition.</p> <p>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.</p> <p>You must keep the Clerk of Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed to the address on record at the clerk's office.</p> <p>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.</p> <p>Dated on May 28th, 2025</p> <p>STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer Mills Deputy Clerk</p> <p>OMAR CARMONA-SANCHEZ, ESQUIRE, Petitioner's attorney, 11954 Narcoossee Rd. Ste. 2 PMB #237, Orlando, FL 32832 June 13, 20, 27; July 4, 202525-00857K</p>

SECOND INSERTION
<p>Notice to Creditors IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION</p> <p>File Number: 2025-CP-001795-A000BA</p> <p>IN RE: ESTATE OF JOHN ALBERT MCCABE Deceased.</p> <p>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.</p> <p>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.</p> <p>All other creditors of the decedent</p>
<p>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.</p> <p>The date of the first publication of this notice is June 20, 2025.</p> <p>Randy Weaver, Co-Personal Representative 2921 Rain Lily Loop The Villages, FL 32163 Jo Anne Rodkey, Co-Personal Representative 39915 Greenbriar 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, 202525-00905K</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2023CA006467000000</p> <p>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MAXINE KELLUM, DECEASED, et al.</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 04, 2024, and entered in 2023CA0064670000000 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, GRANTEEES, 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:</p> <p>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</p>
<p>tion number is 131627 704003 001660.</p> <p>(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.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: June 12, 2025</p> <p>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, 202525-00894K</p>

SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>Case No. 2024-CA-002957</p> <p>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.</p> <p>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 SOUTH-STATE 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:</p> <p>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.</p> <p>The Real Property or its address is commonly known as 729 BROOKESHIRE DR, DAVENPORT, FL 33837.</p> <p>The Real Property tax identifica-</p>
<p>tion number is 131627 704003 001660.</p> <p>(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.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: June 12, 2025</p> <p>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, 202525-00894K</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION</p> <p>Case No. 2024CP-000841-0000-XX</p> <p>IN RE: ESTATE OF BEATRICE G. BOOKER, Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p>
<p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 20, 2025.</p> <p>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, 202525-00910K</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 CP 001402 A000BA</p> <p>Division Probate</p> <p>IN RE: ESTATE OF LORETTA FAYE FLORA A/K/A LORETTA F. FLORA Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,</p>
<p>Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 20, 2025.</p> <p>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, 202525-00928K</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2022CA003014000000</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. VENESSA WILLIAMS CARTER A/K/A VANESSA WILLIAMS CARTER, et al. Defendant(s).</p> <p>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:</p> <p>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.</p>
<p>Property Address: 6 GOLFVIEW CIR NE, WINTER HAVEN, FL 33881</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 17 day of June, 2025.</p> <p>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, 202525-00918K</p>

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

--- PUBLIC SALES / ESTATE / SALES ---		
SECOND 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, 202525-00927K		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 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 CLAIM-		
ING 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, 202525-00908K		
SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 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, 202525-00906K		
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. 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, 202525-00917K		
SECOND 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 Minnieha 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, 202525-00903K		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION 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.: 9849930 June 20, 27, 202525-00929K		
SECOND 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 E.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, 202525-00913K		
SECOND 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, 202525-00925K		
SECOND 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 LAND-		
INGS 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, 202525-00907K		
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. 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 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 ¼ 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, 202525-00919K		

<div>SECOND INSERTION</div> <div>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 PRE- SERVE, PHASE 4, NORTH PHASE, ACCORDING TO THE PLAT THEREOF, AS RECORD- ED 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 de- fenses, 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 Com- plaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice 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, 202525-00886K</div>	<div>SECOND INSERTION</div> <div>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 PRE- SERVE, PHASE 4, NORTH PHASE, ACCORDING TO THE PLAT THEREOF, AS RECORD- ED 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice 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, 202525-00885K</div>	<div>SECOND INSERTION</div> <div>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 MEAD- OWS 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 be- fore July 17, 2025, and file the original with the clerk of this court either be- fore 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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, 202525-00889K</div>	<div>SECOND INSERTION</div> <div>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 liv- ing, 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 de- ceased 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 Peti- tion, 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 north- east 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 Of- ficial 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 exist- ing 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 exist- ing 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 main- tained 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 exist- ing 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 north- east 1/4 of Section 5, Township 30 South, Range 25 East, Polk County, Florida. Being described as follows:</div>	<div>SECOND INSERTION</div> <div>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 ALTAEMERE MIRACLE RENEE LONG, Respondent. TO: ALTAEMERE 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 de- fenses, if any, to attorney for DENNIS PHILIP SARDELLA, Markos D. Euge- nios, Esq. whose address is 2431 Aloma Ave, Suite 124, Winter Park, FL 34794, eugenioslaw@ outlook.com on or be- fore _____ and file the original with the clerk of Court at 200 Govern- ment 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 Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings. CLERK OF THE CIRCUIT COURT June 20, 27; July 4, 11, 2025 25-00912K</div>
<div>SECOND INSERTION</div> <div>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 CITI-</div>	<div>SECOND INSERTION</div> <div>BAN & CITY OF HAINES CITY, are the Defendants, I will sell to the high- est 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 SUBDI- VISION, according to the Plat thereof, recorded in Plat Book 10, Page 42, of the Public Re- cords 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.</div>	<div>SECOND INSERTION</div> <div>If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 chrish@jpbfirm.com June 20, 27, 202525-00883K</div>	<div>SECOND INSERTION</div> <div>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 con- demned 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 dis- ability who needs any accommoda- tion in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of cer- tain assistance. Please contact the Of- fice of the Court Administrator, 255 N. Broadway Avenue, Bartow, Flori- da 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon re- ceiving 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, 202525-00887K</div>	<div>SECOND INSERTION</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 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, 202525-00890K</div>

The History

How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States. Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner. Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out. Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism. True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount. At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president. The election of 1932 was a watershed in narrowly political terms. In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16. The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government. One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income. Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close. But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session. The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

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ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.