

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME
TO WHOM IT MAY CONCERN:
Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Sports Med & Rehab Winter Haven under which (we are) engaged in business at 350 1st Street N, 2nd Floor in Winter Haven, FL 33881. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Polk North, Inc. at Winter Haven, Polk County, Florida, on 6/23/2025, Polk County, Winter Haven, FL.
July 4, 2025 25-00975K

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Fontanez Proclean Solutions LLC located at 2125 Biscayne Blvd, Ste 204 #21471 in the City of Miami, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 30th day of June, 2025.
Yelisis Del Pozo
July 4, 2025 25-00982K

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 07/29/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. S & S TRUCK AND TRAILER REPAIR, LLC 3AKJGLDR7HSHN9474 2017 FRHT 18641.94 Tel: 863-547-9608 MV#: MV87877 Location: 4197 CRUMP ROAD WINTER HAVEN, FL 33881.
July 4, 2025 25-00978K

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that MEGAN BERKS, PATRICK SEMOY, OWNERS, desiring to engage in business under the fictitious name of MOTORWAY ROADSIDE ASSISTANCE located at 2125 LYNWIND BLVD, DAVENPORT, FLORIDA 33896 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.
July 4, 2025 25-00989K

OFFICIAL COURTHOUSE WEBSITES
MANATEE COUNTY manateeclerk.com
SARASOTA COUNTY sarasotaclerk.com
CHARLOTTE COUNTY charlotteclerk.com
LEE COUNTY leeclerk.org
COLLIER COUNTY collierclerk.com
HILLSBOROUGH COUNTY hillscclerk.com
PASCO COUNTY pascoclerk.com
PINELLAS COUNTY mypinellasclerk.gov
POLK COUNTY polkcountyclerk.net
ORANGE COUNTY myorangeclerk.com

FIRST INSERTION
WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS
Notice is hereby given that the Winslow's Point Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on August 1, 2025 at 10:00 a.m. at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.
The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District.
The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, roadways, potable water distribution system, reclaimed water distribution system, wastewater system, stormwater management improvements, landscape and hardscape, and other lawful improvements or services within or without the boundaries

FIRST INSERTION
AMENDED NOTICE OF ACTION BY PUBLICATION (Notice by Publication)
IN THE CIRCUIT COURT OF THE TENTH CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2025 CA 001365
KATC, LLC, a Florida Limited Liability Company, Plaintiff, vs. SAMPAIO&ROSA, LLC, et al, Defendants.
TO: TO THE FOLLOWING ENTITY WHOSE LOCATION IS UNKNOWN: SAMPAIO&ROSA, LLC, and any and all unknown heirs, devisees, grantees, creditors, and other unknown persons claiming by, through and under the above-named individuals, whose last known addresses are unknown, or all others who may have an interest in the above action.
YOU ARE NOTIFIED that a Verified Complaint For Foreclosure has been filed in this court and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, whose name and address is Spencer M. Gledhill, of the law firm of Fassett, Anthony & Taylor, P.A., 1325 West Colonial Drive, Orlando, FL 32804 on or before 30 days from the first publication of the notice and file the original with the Clerk of this Court, 255 N. Broadway Ave., Bartow, FL 33830, either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

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

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (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 Office.

A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
July 4, 11, 18, 25, 2025 25-00977K

relief demanded in the complaint.
Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and Seal of this Court on June 27, 2025.
Default Date: August 4, 2025
I HEREBY CERTIFY that the Clerk sent a true copy of the foregoing as well as a copy of the Verified Complaint furnished via U.S. Mail this 27 day of June 2025, to: SAMPAIO&ROSA, LLC, 1563 Ely Ct, Kissimmee, FL 34744 (last known address).

Stacy M. Butterfield
CLERK OF THE COURT (SEAL) By Asuncion Nieves
As Deputy Clerk

Spencer M. Gledhill,
Fassett, Anthony & Taylor, P.A.,
1325 West Colonial Drive,
Orlando, FL 32804
July 4, 11, 18, 25, 2025 25-00980K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2025CP-001825-A000-BA
Division 14
IN RE: ESTATE OF DONNA JANE FISH
Deceased.

The administration of the estate of Donna Jane Fish, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is July 4, 2025.

Personal Representative:
Jon Larry Barber
400 Peninsular Court
Haines City, Florida 33844
Attorney for Personal Representative:
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
123 US Hwy 27 North
Sebring, Florida 33870
Telephone: (863) 402-5424
Fax: (863) 402-5425
E-Mail: charlotte@stonelawgroupfl.com
Secondary E-Mail: tami@stonelawgroupfl.com
July 4, 11, 2025 25-00974K

NOTICE OF RULEMAKING FOR THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)
In accordance with Chapters 120 and 190, Florida Statutes, the Silverlake Community Development District ("District") hereby gives the public notice of its intent to promulgate a rule entitled Rule Relating to Parking and Parking Enforcement (the "Proposed Rule"). The Proposed Rule number is PARKING 1- 2025. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 27, 2025. A public hearing will be conducted by the Board of Supervisors of the District on August 4, 2025, at Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850 at 5 pm relative to the adoption of the Proposed Rule.
The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The Proposed Rule includes the District's right to impose a fine up to \$1,000 plus attorney's fees for a violation of the Proposed Rule. The Proposed Rule may be adjusted at the public hearing pursuant to discus-

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25CP-1915
Division Probate
IN RE: ESTATE OF LILLIAN C. BARBER
Deceased.

The administration of the estate of Lillian C. Barber, deceased, whose date of death was February 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 4, 2025.

Personal Representative:
Jon Larry Barber
400 Peninsular Court
Haines City, Florida 33844
Attorney for Personal Representative:
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
123 US Hwy 27 North
Sebring, Florida 33870
Telephone: (863) 402-5424
Fax: (863) 402-5425
E-Mail: charlotte@stonelawgroupfl.com
Secondary E-Mail: tami@stonelawgroupfl.com
July 4, 11, 2025 25-00974K

FIRST INSERTION
The 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 the public hearings, 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 hearings, staff or Supervisors may participate in the public hearing by speaker telephone.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearings is asked to advise the District Manager's Office at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.
Kristen Suit
District Manager
July 4, 2025 25-00971K

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

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---

FIRST INSERTION

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 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.

The Board of Supervisors (“**Board**”) for the Silverlake Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE:	August 4, 2025
TIME:	5:00 PM
LOCATION:	Lake Alfred Public Library 245 North Seminole Avenue Lake Alfred, Florida 33850

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 (“**FY 2026**”). The second public hearing is being held pursuant to Chapters 190, *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 FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

**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. 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:

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	418	1.0	\$1,253.92

*\*includes collection costs and early payment discounts*

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Polk County (“**County**”) Tax Collector on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M As-

July 4, 11, 2025

ssessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.


**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 public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://silverlakecdd.net>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

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 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



25-00985K

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-001897  
Division Probate  
IN RE: ESTATE OF  
GEORGE BENJAMIN  
MACNAMARA  
Deceased.

The administration of the estate of GEORGE BENJAMIN MACNAMARA, deceased, whose date of death was April 18, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 (if any) is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statute Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.221.

The date of first publication of this notice is July 4, 2025.

**Personal Representative:**  
**GEORGE BENJAMIN MACNAMARA, II**  
601 Owl Tree Way  
Ocoee, Florida 34761

Attorney for Personal Representative:  
Justin Ford, Esquire  
E-mail Addresses:  
[justin.ford@nelsonmullins.com](mailto:justin.ford@nelsonmullins.com),  
[chris.perez@nelsonmullins.com](mailto:chris.perez@nelsonmullins.com)  
Florida Bar No. 1045598  
Nelson Mullins Riley  
and Scarborough LLP  
390 North Orange Avenue, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 669-4391  
088968/00001  
July 4, 11, 2025 25-00997K

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. 532024CA001149000000  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
Jade-Thomas A. Soto,  
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532024CA001149000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jade-Thomas A. Soto are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, [www.polk.realforeclose.com](http://www.polk.realforeclose.com), beginning at 10:00 AM on the 24th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1 OF THE SUBDIVISION OF BLOCK 6, TIER 4 OF THE ORIGINAL TOWN OF EAGLE LAKE, AS RECORDED IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHERLY CORNER OF SAID LOT 1 AND RUN SOUTHWESTERLY A DISTANCE OF 65 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTHEASTERLY, PARALLEL TO THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 96 1/3

FEET; THENCE RUN SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 65 FEET; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 96 1/3 FEET; THENCE NORTHEASTERLY ALONG THE NORTH LINE TO THE POINT OF BEGINNING.

TAX ID: 26-29-07-682500-000011

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 25th day of June, 2025.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
[FLCourtDocs@brockandscott.com](mailto:FLCourtDocs@brockandscott.com)  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 24-F00493  
July 4, 11, 2025 25-00968K

FIRST INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT, IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.

532024CA003513000000  
WINEFIELD HEIGHTS HOME-  
OWNERS ASSOCIATION INC, a  
Florida non-profit Corporation,  
Plaintiff, vs.  
JOEL THOMAS, et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure dated June 20, 2025 in Case No. 532024CA003513000000 in the Circuit Court in and for Polk County, Florida wherein WINEFIELD HEIGHTS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation,

is Plaintiff, and JOEL THOMAS, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on JULY 25, 2025. ( ) [www.polk.realforeclose.com](http://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 22, WINEFIELD HEIGHTS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 115, PAGE 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A: 356 ASHLEY LOOP DAVENPORT, FL 33837.

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 27, 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](mailto:jared@flclg.com)  
By: /s/ Jared Block  
Jared Block, Esq.  
Florida Bar No. 90297  
SERVICE LIST  
CASE NO. 532024CA003513000000  
FLORIDA COMMUNITY  
LAW GROUP, P.L.  
P.O. BOX 292965  
DAVIE, FL 33329-2965  
JARED@FLCLG.COM  
JOEL THOMAS  
356 ASHLEY LOOP  
DAVENPORT, FL 33837  
July 4, 11, 2025 25-00976K

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. 2023CA005433000000  
U.S. BANK TRUST COMPANY,  
NATIONAL ASSOCIATION, AS  
TRUSTEE, AS SUCCESSOR-  
IN-INTEREST TO U.S. BANK  
NATIONAL ASSOCIATION,  
AS TRUSTEE, ON BEHALF OF  
THE HOLDERS OF THE CSMC  
MORTGAGE-BACKED PASS-  
THROUGH CERTIFICATES,  
SERIES 2007-7,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF VIRGINIA S.  
NANCE, DECEASED, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure

dated May 21, 2025, and entered in 2023CA005433000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-7 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGINIA S. NANCE, DECEASED; TOMMY NIX; ALLEN LOCKLEAR; JONATHAN LOCKLEAR; TINA ALMARAZ; DEBORAH NIX; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF POLK COUNTY, FLORIDA; GEORGETTE L. THOMAS; NADINE P. HEATH 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](http://www.polk.realforeclose.com), at 10:00 AM, on July 22, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL THAT PARCEL OF LAND IN THE CITY OF AUBURNDALE, POLK COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 4897, PAGE 1337, ID# 75-28-11-336500-008120, BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK 8, AUBURNDALE HEIGHTS SUBDIVISION, FILED IN PLAT BOOK 2, PAGE 13.

Property Address: 321 ARIANA AVENUE, AUBURNDALE, FL 33823

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 or-

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

Dated this 27 day of June, 2025.

By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto: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](mailto:flmail@raslg.com)  
22-025955 - NaC  
July 4, 11, 2025 25-00973K

Who benefits from legal notices?

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

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





NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, *FLORIDA STATUTES*, BY THE WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Winslow's Point Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS <sup>1</sup>	
DATE:	August 1, 2025
TIME:	10:00 a.m.
LOCATION:	Lake Alfred Public Library 245 N. Seminole Ave. Lake Alfred, Florida 33850

<sup>1</sup> The public hearing was rescheduled from May 13, 2025 and in order to ensure proper notice.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "**Project**"), benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report* ("**Engineer's Report**"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the *Master Special Assessment Methodology Report* ("**Assessment Report**"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District consists of approximately 242.24 acres of land and is located entirely within Polk County, Florida. The site is generally located east of U.S. Highway 27, north of Crooked Lake and south of Highway 640. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of **\$36,185,000** (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
Townhomes	102	0.6	\$43,370	\$4,142
SF 40'	107	0.8	\$57,827	\$5,523
SF 50'	175	1.0	\$72,283	\$6,904
SF 60'	149	1.2	\$86,740	\$8,285
TOTAL	533			

\*Amount includes principal only, and not interest or collect costs

\*\*Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance 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

RESOLUTION 2025-30

[DECLARING RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Winslow's Point Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District *Engineer's Report* ("**Project**"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("**Assessments**") using the methodology set forth in that *Master Special Assessment Methodology Report*, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit B**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project is **\$26,206,675.98** ("**Estimated Cost**").

B. The Assessments will defray approximately **\$36,185,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$3,214,221** per year, again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within "Assessment Area Two" of the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is

on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS <sup>2</sup>	
DATE:	August 1, 2025
TIME:	10:00 a.m.
LOCATION:	Lake Alfred Public Library 245 N. Seminole Ave. Lake Alfred, Florida 33850

<sup>2</sup> The public hearing was rescheduled from May 13, 2025 and in order to ensure proper notice.

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 6th day of March, 2025.

ATTEST:	<b>WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT</b>
/s/ Jamie Sanchez Secretary/Assistant Secretary	/s/ Shelley Kaercher Chair/Vice Chair, Board of Supervisors

**Exhibit A:** *Engineer's Report*  
**Exhibit B:** *Master Special Assessment Methodology Report*



PUBLISH  
YOUR  
LEGAL NOTICE

We publish all Public sale,  
Estate & Court-related notices

• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk’s office on your behalf

Call **941-906-9386**  
and select the appropriate County name from the menu option  
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business  
Observer

1/2025/20



--- PUBLIC SALES / SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07 and 190.021, FLORIDA STATUTES, BY WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Westridge Community Development District (“District”) Board of Supervisors (“Board”) will hold a public hearing on **July 31, 2025 at 2:00 p.m.** in the **Waterstone Clubhouse** located at **2751 Bella Vista Drive, Davenport, FL 33897**, to consider the adoption of the budgets of the District for Fiscal Year 2025/2026, which include an assessment roll, the imposition of 2025-2026 Operations and Maintenance Assessments (“O&M”), including the Capital Reserve Fund (“CRF”) (“Assessments”) on benefitted lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the Assessments.

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

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

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2025/2026 O&M Budget:		\$609,662.00	2024/2025 O&M Budget:		\$568,398.00
Polk County Collection Costs:		2% \$12,971.53	2025/2026 O&M Budget:		\$609,662.00
Early Payment Discounts:		4% \$25,943.06			
2025/2026 Total:		<b>\$648,576.00</b>	Total Difference:		<b>\$41,264.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhome (Tierra Del Sol Land Trust)	Series 2005 Debt Service	\$2,800.00	\$2,800.00	\$0.00	0.00%
	Operations/Maintenance	\$566.93	\$608.09	\$41.16	7.26%
	<b>Total</b>	<b>\$3,366.93</b>	<b>\$3,408.09</b>	<b>\$41.16</b>	<b>1.22%</b>
Apartments (BC West)	Series 2005 Debt Service <sup>(1)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$515.91	\$553.36	\$37.45	7.26%
	<b>Total</b>	<b>\$515.91</b>	<b>\$553.36</b>	<b>\$37.45</b>	<b>7.26%</b>
Single Family 40' (TDS West)	Series 2005 Debt Service <sup>(1)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$861.74	\$924.30	\$62.56	7.26%
	<b>Total</b>	<b>\$861.74</b>	<b>\$924.30</b>	<b>\$62.56</b>	<b>7.26%</b>
Single Family 50' (TDS East)	Series 2005 Debt Service <sup>(1)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$1,077.17	\$1,155.37	\$78.20	7.26%
	<b>Total</b>	<b>\$1,077.17</b>	<b>\$1,155.37</b>	<b>\$78.20</b>	<b>7.26%</b>

<sup>(1)</sup> No Debt Service due to foreclosure.

The O&M Assessments and CRF Assessments will appear on November 2025 Polk County property tax bill. Amounts shown include all applicable collection costs. A Property owner is eligible for a discount of up to 4% if paid early. The Polk County Tax Collector will collect the assessments for all lots and parcels within the District. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

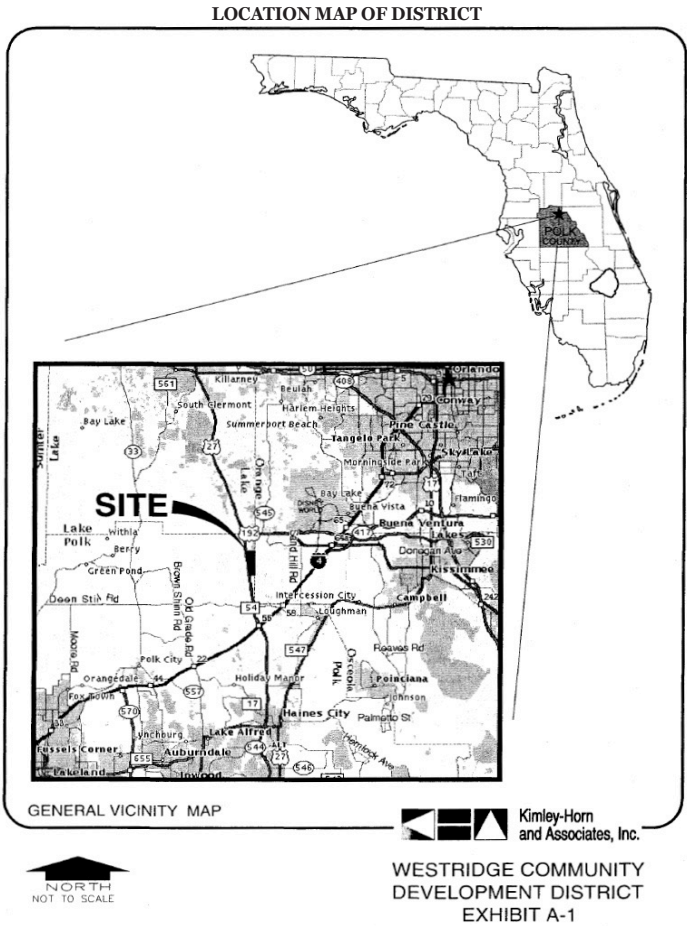
July 4, 2025

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made accordingly, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued to a date and time certain that will be announced at the hearing.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 472-2471 at least two (2) calendar days prior to the meeting.

First Publication 7/4/2025 (see, §197.3632(4)(b), Florida Statutes)

Brian Mendes  
District Manager  
Westridge Community Development District



25-00998K

FIRST INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA.

CIVIL DIVISION  
CASE NO. 2024CA001897000000  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR FFLT TRUST 2006-FF4,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES  
2006-FF4,  
Plaintiff, vs.  
704 FISHER DR, LLC;  
ASSOCIATION OF POINCIANA  
VILLAGES, INC.; POINCIANA  
VILLAGE MASTER ASSOCIATION,  
INC.; TRINITY FINANCIAL  
SERVICES, LLC; UNKNOWN  
SPOUSE OF MARY ALFIERI;  
MARY ALFIERI; POINCIANA  
VILLAGE THREE ASSOCIATION,  
INC.; UNKNOWN TENANT NO. 1;  
UNKNOWN TENANT NO. 2;  
and ALL UNKNOWN PARTIES  
CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO  
THIS ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN  
DESCRIBED,  
Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant  
to a Summary Final Judgment of Fore-  
closure dated June 5, 2025, and entered  
in Case No. 2024CA001897000000 of  
the Circuit Court in and for Polk County,  
Florida, wherein DEUTSCHE BANK  
NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR FFLT TRUST 2006-  
FF4, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-FF4  
is Plaintiff and 704 FISHER DR,  
LLC; ASSOCIATION OF POINCI-  
ANA VILLAGES, INC.; POINCIANA  
VILLAGE MASTER ASSOCIATION,  
INC.; TRINITY FINANCIAL SER-  
VICES, LLC; UNKNOWN SPOUSE  
OF MARY ALFIERI; MARY ALFIERI;  
POINCIANA VILLAGE THREE AS-  
SOCIATION, INC.; UNKNOWN TEN-  
ANT NO. 1; UNKNOWN TENANT  
NO. 2; and ALL UNKNOWN PAR-  
TIES CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO THIS  
ACTION, OR HAVING OR CLAIM-  
ING TO HAVE ANY RIGHT, TITLE

OR INTEREST IN THE PROPERTY  
HEREIN DESCRIBED, are Defen-  
dants, STACY M. BUTTERFIELD,  
the Clerk of the Circuit Court, will  
sell to the highest and best bidder for  
cash online at www.polk.realforeclose.  
com, at 10:00 a.m., on July 22, 2025,  
the following described property as set  
forth in said Order or Final Judgment,  
to-wit:

LOT 7, BLOCK 120, POINCI-  
ANA, NEIGHBORHOOD 3,  
VILLAGE 3, ACCORDING TO  
THE PLAT THEREOF, AS RE-  
CORDED IN PLAT BOOK 52,  
AT PAGE 19 THROUGH 31,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF POLK. COUN-  
TY, FLORIDA.

ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS  
AS UNCLAIMED. THE COURT, IN  
ITS DISCRETION, MAY ENLARGE  
THE TIME OF THE SALE. NOTICE  
OF THE CHANGED TIME OF SALE  
SHALL BE PUBLISHED AS PROVID-  
ED HEREIN.

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 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.

DATED June 19, 2025.  
By: /s/ Lisa A. Woodburn  
Lisa A Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1496-200852 / TM1  
July 4, 11, 2025 25-00969K

SOLTERRA RESORT 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 Solterra Resort Community Develop-  
ment District (“District”) will hold the following two public hearings and a regular  
meeting:

DATE: August 1, 2025  
TIME: 10:00 a.m.  
LOCATION: Solterra Resort Amenity Center  
5200 Solterra Boulevard  
Davenport, Florida 33837

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 (“**Pro-  
posed Budget**”) for the fiscal year beginning October 1, 2025, and ending Sep-  
tember 30, 2026 (“**Fiscal Year 2026**”). The second public hearing is being held  
pursuant to Chapters 190 and 197, 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, collec-  
tion, 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. 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:

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Per Platted Lot	1071	1.0	\$3,133.57
Per Platted Lot – Solterra Springs	118	1.0	\$2,494.59

The proposed O&M Assessments as stated include collection costs and/or early pay-  
ment 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 pro-  
vided 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.

For Fiscal Year 2026, the District intends to have the County tax collector collect  
the assessments imposed on certain developed property. It is important to pay your  
assessment because failure to pay will cause a tax certificate to be issued against  
the property which may result in loss of title, or for direct billed assessments, may  
result in a foreclosure action, which also may result in a loss of title. The District’s  
decision to collect assessments on the tax roll or by direct billing does not preclude

July 4, 11, 2025

FIRST INSERTION

the District from later electing to collect those or other assessments in a different  
manner at a future time.

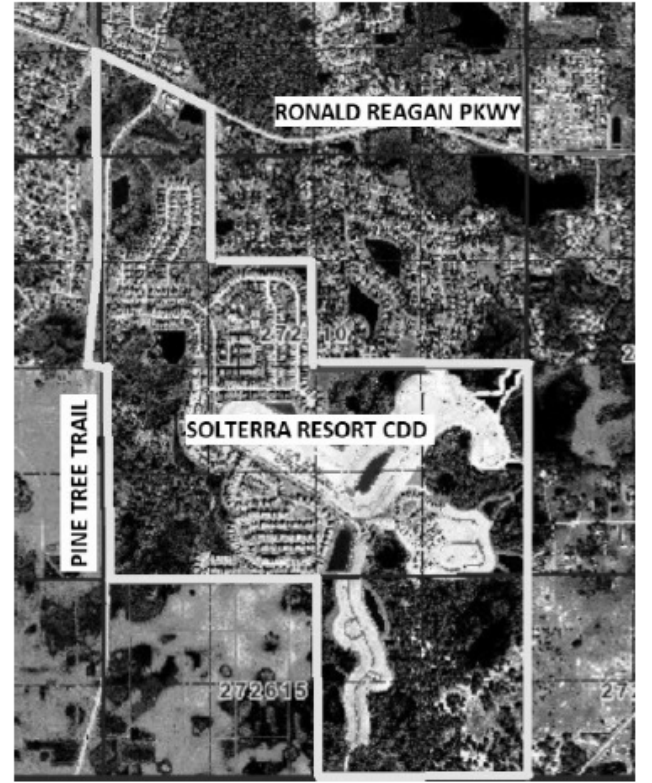
Additional Provisions

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, pro-  
posed assessment roll, and the agenda for the hearings and meeting may be obtained  
at the offices of the District Manager, located at Vesta District Services, 250 Inter-  
national Parkway, Suite 208, Lake Mary FL 32746, Ph: (321) 263-0132 (“**District  
Manager’s Office**”), during normal business hours. The public hearings and meet-  
ing 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 dis-  
ability or physical impairment should contact the District Manager’s Office at least  
forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired,  
please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) /  
1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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 Manag-  
er’s Office within twenty 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 proceed-  
ings 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



25-00995K

PUBLISH YOUR  
LEGAL NOTICE

Email  
legal@businessobserverfl.com

Business  
Observer

7/4/2025, 11:00 AM



--- SALES / ACTIONS / ESTATE ---

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.  
**532025CA002071A000BA**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM R. SMALLEY, DECEASED, et. al.**  
**Defendant(s),**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM R. SMALLEY, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 87, THE VILLAGE - LAKELAND, UNIT NUMBER THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 62 PAGE 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER

WITH THAT CERTAIN 1988 BROOKLYN TRAILER MOBILE HOME VIN NUMBER FLFL132A10016BF, TITLE NUMBER 0050847181, VIN NUMBER FLFL132B10016BF, TITLE NUMBER 0046734822 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Default date: 8/4/2025  
WITNESS my hand and the seal of this Court at Polk County, Florida, this 27 day of June, 2025  
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT (SEAL) BY: RUTH PACHECO  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-300175  
July 4, 11, 2025 25-00981K

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2024CA003216000000**  
**LAKESIDE LANDINGS HOME-OWNERS ASSOCIATION, INC., a Florida non-profit Corporation,**  
**Plaintiff, VS.**  
**JOSHUA GAMALIER BONILLA; UNKNOWN SPOUSE OF JOSHUA GAMALIER BONILLA, et al,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure dated June 20, 2025 in Case No. 2024CA003216000000 in the Circuit Court in and for Polk County, Florida wherein LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and JOSHUA GAMALIER BONILLA, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on JULY 25, 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 31, LAKESIDE LANDINGS PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 5 THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA  
A/K/A: 3325 ROYAL TERN DRIVE, WINTER HAVEN, FL 33881. Dated: June 27, 2025  
ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
If you are a person with a 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.  
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. 2024CA003216000000  
FLORIDA COMMUNITY LAW GROUP, P.L.  
P.O. BOX 292965  
DAVIE, FL 33329-2965  
JARED@FLCLG.COM  
JOSHUA GAMALIER BONILLA  
3325 ROYAL TERN DRIVE  
WINTER HAVEN, FL 33881  
July 4, 11, 2025 25-00984K

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-003726**  
**IN RE: ESTATE OF MARLENNE TEC, Deceased.**  
The administration of the estate of MARLENNE TEC, deceased, whose date of death was OCTOBER 28, 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.  
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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.  
The date of first publication of this notice is: July 4, 2025.  
**MATTHEW MCCONNELL**  
**Personal Representative**  
809 Walkerbilt Road, Suite 6  
Naples, FL 34110  
MATTHEW MCCONNELL, Esq.  
Attorney for Personal Representative  
Florida Bar No. 126161  
Dickman Law Firm  
P.O. Box 111868  
Naples, FL 34108  
T: (239) 434-0840  
F: (239) 434-0940  
matthew@dickmanlawfirm.org  
July 4, 11, 2025 25-00994K

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2023-CA-004371**  
**WALDEN USA INVESTMENTS, INC., Plaintiff, vs.**  
**CASEY INGOLE; UNKNOWN SPOUSE OF CASEY INGOLE; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.**  
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on September 23, 2024, in this case in the Circuit Court of Polk County, Florida, the real property described as:  
THE SOUTH ONE-HALF of the following described parcel: The West 14 feet of Lot 37 and all of Lots 38 through 46, inclusive, and the North 28 feet of Lot 47 in GIBSONIA UNIT NO. 14, as shown by Map or Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 11, Page 30, LESS Road Right-of-Way for State Road 35 and 700 (U.S. 98). LESS Begin at the Northeast corner of the above described parcel; thence run South 90 degrees 00 minutes 00 seconds West along the North line of said parcel, 315.70 feet; thence run South 09 degrees 08 minutes 55 seconds East, 56.91 feet; thence run South 00 degrees 39 minutes 28 seconds West, 86.28 feet to the South line of said parcel; thence run South 89 degrees 56 minutes 55 seconds East, along said South line, 306.03 feet to

the Southeast corner of said parcel; thence run North 00 degrees 00 minutes 00 seconds West along the East line of said parcel, 142.75 feet to the Point of Beginning, TOGETHER WITH an easement for ingress and egress over the Southerly 10 feet of the North one-half of the above described parcel. AND SUBJECT TO an easement for ingress and egress over the Northerly 10 feet of this South one-half. Parcel ID No.: 23-27-24-008500-000432  
Property Address: 5615 Highway 98 North, Lakeland, Florida 33809  
will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on July 29, 2025, at 10:00 a.m.  
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.  
DATE: July 1, 2025  
Gregory A. Sanoba, Esquire  
Florida Bar No. 955930  
Email: greg@sanoba.com  
Jose A. Morera II, Esquire  
Florida Bar No. 1019265  
Email: joe@sanoba.com  
THE SANOA LAW FIRM  
422 South Florida Avenue  
Lakeland, Florida 33801  
Phone: (863) 683-5353  
Fax: (863) 683-2237  
Attorneys for Plaintiff  
July 4, 11, 2025 25-00990K

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906\_V119

Q&A

Who benefits from legal notices?

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

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

Q

Are there different types of legal notices?

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

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

Q

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Q

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT

Legals.BusinessObserverFL.com

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

W18237\_V1







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PUBLIC SALES / SALES / ACTIONS / ESTATE ---

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SECOND INSERTION		
<b>NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES</b> 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, 202525-00963K		
SECOND INSERTION		
<b>NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES</b> 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, 202525-00964K		
FOURTH INSERTION		
<b>NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD AND OTHER RELIEF</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2024 DR-005329 Family Division</b> <b>DANIELA NAVARRETE</b> <b>Petitioner vs.</b> <b>BERNARDO ANTONIO OLALDE Respondent</b> TO: BERNARDO ANTONIO OLALDE Unknown Address YOU ARE HEREBY NOTIFIED that an action for Petition for Dissolution of Marriage with Minor Child and Other Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on OMAR CARMONA-SÁNCHEZ, 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		

SECOND INSERTION		
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA STATE OF FLORIDA CIVIL ACTION <b>CASE NO.: 24-CA-4195</b> <b>LEONARD H. MARKS</b> <b>Plaintiff, vs.</b> <b>QUICK FIND PROPERTIES, LLC, REALPRO INVESTMENT GROUP LLC, CITY OF LAKELAND and UNKNOWN PERSONS OR TENANTS IN POSSESSION Defendants.</b> 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: 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 including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.polk.realforeclose.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. 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 in Polk County, Florida on this 23rd day of June, 2025. 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 June 27; July 4, 202525-00946K		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 24-CC-010077</b> <b>SOLANA HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.</b> <b>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.</b> TO: IMAN JUMMA UGLA 153 CORDOVA AVENUE DAVENPORT, FLORIDA 33897 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. 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.		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 24-CC-010077</b> <b>SOLANA HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.</b> <b>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.</b> TO: IMAN JUMMA UGLA 153 CORDOVA AVENUE DAVENPORT, FLORIDA 33897 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. 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.		

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: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 18 day of June, 2025. Stacey Butterfield Clerk of the Court (SEAL) by: Ashley Saunders Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609 June 27; July 4, 202525-00947K		
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SECOND INSERTION		
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</b> GENERAL JURISDICTION DIVISION <b>CASE NO. 2024 CC 004798</b> <b>BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.</b> <b>IVY'S FINEST LLC, ET AL., DEFENDANTS.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 2024 CC 004798 of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC. is Plaintiff, and IVY'S FINEST LLC are Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash: [ ] www.polk.realforeclose.com,		
SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>File Number:</b> <b>2025CP-002012A000BA</b> <b>Probate Division</b> <b>IN RE: ESTATE OF JAMES GREGORY CARROLL, Deceased</b> 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 unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of 3 months after the date of the first publication of this notice or 30 days after the		

SECOND INSERTION		
date of service of a copy of this notice on them. All other creditors having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the above-named court within 3 months after the date of the first publication of this notice. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. <b>Personal Representative</b> <b>James T. Carroll</b> 1036 Loop Road Auburndale, Florida 33823 Krista Mahalak Florida Bar No. 78231 Peterson & Myers, P.A. P.O. Box 7608 Winter Haven, FL 33883 Telephone (863) 294-3360 kmahalak@petersonmyers.com dghuges@petersonmyers.com Attorneys for Personal Representative June 27; July 4, 202525-00959K		
SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP000525</b> <b>Division Probate</b> <b>IN RE: ESTATE OF ANDREA LEE ERICSON a/k/a ANDREA ERICSON a/k/a ANDREA L. ERICSON Deceased.</b> The administration of the Estate of Andrea Lee Ericson a.k.a. Andrea Ericson a.k.a. Andrea L. Ericson, Deceased, whose date of death was January 4, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2025CA001077000000</b> <b>CITIZENS BANK, N.A., Plaintiff, vs.</b> <b>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).</b> TO: Emily Camelus Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: 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 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. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date: 7/21/2025 Dated on 6/12/2025, 2025. Stacy M. Butterfield, CPA Clerk of said Court (SEAL) By: /s/ Tamika Joiner As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com Files#:25-400049 June 27; July 4, 202525-00948K		
SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.:</b> <b>2025CC-000838-0000-00</b> <b>TEN ROCKS MHP, LLC, Plaintiff, VS.</b> <b>DAVID WEAVER, KATHLEEN WEAVER, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.</b> TO: David Lake Weaver 3925 North Combee Road Lot No. 18 Lakeland, Florida 33805 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: 3925 North Combee Road, Lot No. 18, Lakeland, Florida 33805 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		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.:</b> <b>2025CC-000838-0000-00</b> <b>TEN ROCKS MHP, LLC, Plaintiff, VS.</b> <b>DAVID WEAVER, KATHLEEN WEAVER, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.</b> TO: David Lake Weaver 3925 North Combee Road Lot No. 18 Lakeland, Florida 33805 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: 3925 North Combee Road, Lot No. 18, Lakeland, Florida 33805 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		

service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date 4-23-25 WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County, Florida. Dated: 3-17-25 Stacy M. Butterfield Polk County Clerk of Court (SEAL) By: Antonio Sparrow Deputy Clerk Ryan J. Vatalaro, Esq., Plaintiff's attorney, 1313 N. Howard Avenue, Tampa, Florida 33607 June 27; July 4, 202525-00937K		
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SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>Case Number: 25CP-2070</b> <b>IN RE: ESTATE OF Pamela Anne Whiddon deceased.</b> 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 <b>Personal Representative</b> 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, 202525-00951K		
THIRD INSERTION		
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.:</b> <b>532025CC0019680000000</b> <b>TOWER MANOR MHC, LLC, Plaintiff, vs.</b> <b>TIMOTHY S. STAPLES and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.</b> TO: Timothy S. Staples 29 Tower Manor Circle West Lot No. 29 Auburndale, Florida 33823 YOU ARE NOTIFIED that an action for foreclosure has been filed against you with respect to the real property more particularly described as the: 29 Tower Manor Circle West, Lot No. 29, Auburndale, Florida 33823 and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida. Dated: 6/12/2025 Default Date: 7/21/2025 STACY M. BUTTERFIELD Polk County Clerk of Court (SEAL) By: /s/ Tamika Joiner Deputy Clerk Brian C. Chase, Esq., Plaintiff's attorney, 1313 North Howard Avenue, Tampa, Florida 33607 June 20, 27; July 4, 11, 202525-00896K		

THIRD INSERTION		
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.:</b> <b>532025CC0019680000000</b> <b>TOWER MANOR MHC, LLC, Plaintiff, vs.</b> <b>TIMOTHY S. STAPLES and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.</b> TO: Timothy S. Staples 29 Tower Manor Circle West Lot No. 29 Auburndale, Florida 33823 YOU ARE NOTIFIED that an action for foreclosure has been filed against you with respect to the real property more particularly described as the: 29 Tower Manor Circle West, Lot No. 29, Auburndale, Florida 33823 and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida. Dated: 6/12/2025 Default Date: 7/21/2025 STACY M. BUTTERFIELD Polk County Clerk of Court (SEAL) By: /s/ Tamika Joiner Deputy Clerk Brian C. Chase, Esq., Plaintiff's attorney, 1313 North Howard Avenue, Tampa, Florida 33607 June 20, 27; July 4, 11, 202525-00896K		

THIRD INSERTION		
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.:</b> <b>2025CC-000838-0000-00</b> <b>TEN ROCKS MHP, LLC, Plaintiff, VS.</b> <b>DAVID WEAVER, KATHLEEN WEAVER, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.</b> TO: David Lake Weaver 3925 North Combee Road Lot No. 18 Lakeland, Florida 33805 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: 3925 North Combee Road, Lot No. 18, Lakeland, Florida 33805 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		

THIRD INSERTION		
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.:</b> <b>2025CC-000838-0000-00</b> <b>TEN ROCKS MHP, LLC, Plaintiff, VS.</b> <b>DAVID WEAVER, KATHLEEN WEAVER, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.</b> TO: David Lake Weaver 3925 North Combee Road Lot No. 18 Lakeland, Florida 33805 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: 3925 North Combee Road, Lot No. 18, Lakeland, Florida 33805 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		

service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date 4-23-25 WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County, Florida. Dated: 3-17-25 Stacy M. Butterfield Polk County Clerk of Court (SEAL) By: Antonio Sparrow Deputy Clerk Ryan J. Vatalaro, Esq., Plaintiff's attorney, 1313 N. Howard Avenue, Tampa, Florida 33607 June 27; July 4, 11, 18, 202525-00937K		
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OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

HILLSBOROUGH COUNTY  
hillsclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

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

SECOND INSERTION

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

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

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.

a/k/a 1290 Martin Luther King Jr Blvd, Bartow, FL 33830 ("Parcel 2").

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 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.

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 19 day of June 2025.

Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) By: Ashley Saunders  
As Deputy Clerk

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

25-00934K

SECOND INSERTION

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

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT: BEG SW COR OF N1/2 OF NW 1/4 OF SW 1/4 N 27.5 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

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not

less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 N Broadway Ave, Bartow, FL 33830 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 10 day of June 2025.

Stacy M. Butterfield  
Clerk of the Circuit Court  
By: Tamika Joiner

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

25-00933K

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

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

GENERAL JURISDICTION

DIVISION

CASE NO. 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.

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

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.

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 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.

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 19 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  
22-059781  
June 27; July 4, 2025

25-00932K

SECOND 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 Karen M. Jensen, to wit: A certain 2002 CLASSIC doublewide mobile home, bearing VIN

JACFL23006A and JACFL23006B. 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

25-00966K

SECOND INSERTION

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.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

SECOND INSERTION

NOTICE OF ACTION

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

GENERAL JURISDICTION

DIVISION

CASE NO. 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

SECOND 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 *Uniform Method* 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, *Florida Statutes*, 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

istator, 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, 2025

25-00957K



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PUBLIC SALES / SALES / ACTIONS ---

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SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>Case Number:</b> <b>2025CA-000027-0000-00</b></p> <p><b>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, FORD MOTOR CREDIT COMPANY, LLC, a Delaware limited liability company, UNKNOWN TENANT 1 and UNKNOWN TENANT 2, Defendants.</b></p> <p>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</p>		<p>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, as Plaintiff, and 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, are Defendants, I will sell to the highest and best bidder for cash online at <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a>, 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:</p> <p>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.</p> <p>AND</p> <p>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.</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 sixty (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>You are entitled 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: 6/12/2025</p> <p>Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: /s/ Tamika Joiner As Deputy Clerk</p> <p>Sidney L. Vihlen, III, Vihlen &amp; Associates, P.A., the Plaintiff's attorney, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, svihlen@vblaw.com June 27; July 4, 2025 25-00931K</p>	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO: 2018-CA-000437</b></p> <p><b>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.</b></p> <p>TO DEFENDANTS: Andre Pirió, 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</p> <p>YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:</p> <p>COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE 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,</p>		<p>TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ARE DEFENDANTS.</p> <p>The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a> on August 4, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>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</p>	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>GENERAL JURISDICTION DIVISION</b></p> <p><b>CASE NO. 2025CA001643A000BA</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANGEL PEREZ AKA ANGEL LUIS PEREZ, et. al. Defendant(s),</b></p> <p>TO: ANGEL PEREZ AKA ANGEL LUIS PEREZ, UNKNOWN SPOUSE ANGEL PEREZ AKA ANGEL LUIS PEREZ,</p> <p>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 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 SOUTHWESTERLY 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</p>		<p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 19th day of June, 2025.</p> <p>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</p>	

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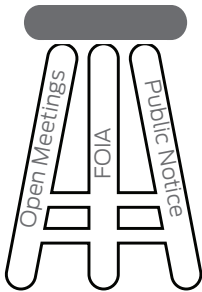
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SECOND INSERTION		SECOND INSERTION	
<p><b>Derelict Vessel Publication Notice</b> <b>NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL</b></p> <p>The following vessel, to wit:1966 Sea Going FL9055AE has been determined 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.</p>		<p>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 <a href="mailto:efile@myfwc.com">efile@myfwc.com</a> 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</p>	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</b></p> <p><b>CASE NO.: 2023CA000364000000</b></p> <p><b>PHH MORTGAGE CORPORATION, Plaintiff, VS. ALYNTHIA BRISBANE; UNKNOWN SPOUSE OF ALYNTHIA BRISBANE; UNITED STATES OF AMERICA</b> <b>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</b></p> <p>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-</p>		<p>TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ARE DEFENDANTS.</p> <p>The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a> on August 4, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>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</p>	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>GENERAL JURISDICTION DIVISION</b></p> <p><b>CASE NO. 2025CA001643A000BA</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANGEL PEREZ AKA ANGEL LUIS PEREZ, et. al. Defendant(s),</b></p> <p>TO: ANGEL PEREZ AKA ANGEL LUIS PEREZ, UNKNOWN SPOUSE ANGEL PEREZ AKA ANGEL LUIS PEREZ,</p> <p>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 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 SOUTHWESTERLY 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</p>		<p>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 SAIDSOUTHWEST 1/4, NORTH 00°17'16" WEST A DISTANCE OF 1,152.92 FEET TO THE SURVEY BASE LINE OF STATE ROAD 60 AND THE BEGINNING OF A CURVE 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 353.83 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 LINE OF SAID STATE ROAD 60 (PER SECTION 16110-013) AND THE NORTH LINE OF SAID LOT 4 FOR A POINT</p>	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>GENERAL JURISDICTION DIVISION</b></p> <p><b>CASE NO. 2025CA001643A000BA</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANGEL PEREZ AKA ANGEL LUIS PEREZ, et. al. Defendant(s),</b></p> <p>TO: ANGEL PEREZ AKA ANGEL LUIS PEREZ, UNKNOWN SPOUSE ANGEL PEREZ AKA ANGEL LUIS PEREZ,</p> <p>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 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 SOUTHWESTERLY 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</p>		<p>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</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 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.</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 23 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 &amp; 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</p>	



# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

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

**prevent government officials from hiding information**

they would prefer the public not to see

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

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

**Publishing notices on the internet is neither cheap nor free**

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

## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)





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

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

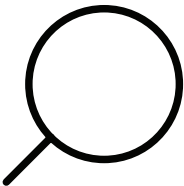


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

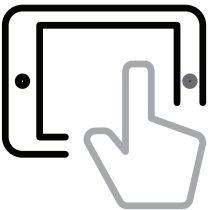
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



Moreover, the real **digital divide for public notice is growing**

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









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

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







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