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

JULY 4 - JULY 10, 2025

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,

Dated this 30th day of June, 2025. Yelisis Del Pozo

25-00982K July 4, 2025

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 TRUCK AND TRAILER RE-PAIR, 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

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

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

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

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

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, An-

thony & 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 de-

fault will be entered against you for the

YOU ARE NOTIFIED that a Verified

KATC, LLC, a Florida Limited

SAMPAIO&ROSA, LLC, et al,

Liability Company,

Plaintiff, vs.

Defendants.

above action.

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.

without further notice.

Failure to serve and file written de-

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice impaired, call 711.

Court on June 27, 2025. Default Date: August 4, 2025

Spencer M. Gledhill,

Orlando, FL 32804

Fassett, Anthony & Taylor, P.A.,

1325 West Colonial Drive,

July 4, 11, 18, 25, 2025

WITNESS my hand and Seal of this

I HEREBY CERTIFY that the Clerk

sent a true copy of the foregoing as well as a copy of the Verified Complaint fur-

nished via U.S. Mail this 27 day of June

2025, to: SAMPAIO&ROSA, LLC, 1563 Ely Ct, Kissimmee, FL 34744 (last

Stacy M. Butterfield

As Deputy Clerk

CLERK OF THE COURT

(SEAL) By Asuncion Nieves

fenses as required may result in a judgment or order for the relief demanded,

FIRST INSERTION

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 attornev are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732,228. Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representative: Darrin Mooneyham

8133 NE 115th Court Kirkland, Washington 98034 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com July 4, 11, 2025 25-00970K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION 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 oth-

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

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

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

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: /s/ Jon Larry Barber Jon Larry Barber 400 Peninsular Court

Haines City, Florida 33844 Attorney for Personal Representative: /s/ Charlotte C. Stone 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 charlotte@stonelawgroupfl.comSecondary E-Mail: tami@stonelawgroupfl.com July 4, 11, 2025 25-00974K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No.

53-2025-CP-002014-A000-BA IN RE: ESTATE OF CAROL ANN JOYCE Deceased.

The administration of the Estate of Carol Ann Joyce, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Polk , Florida, Probate Division, the address of which is 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.

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

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

All other creditors of the decedent and other persons having claims or demands against 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 FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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: Amy Siggelow

602 Indian Creek Dr Wilkes Barre, PA 18702 Attorney for Personal Representative: Carol J. Wallace Attorney for Personal Representative Florida Bar Number: 71059

Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385

E-Mail: cwallace@mclements.com 2nd E-Mail: abaustert@mclements.com

July 4, 11, 2025 25-00993K

FIRST INSERTION

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-

sion by the Board of Supervisors and public comment. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule, please contact the District Manager c/o Wrathell, Hunt, and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, suitk@whhassociates.com, (561) 570-

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035 and 190.041, Florida Statutes. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

A statement of estimated regulatory

costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

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 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

25-00971K

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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



CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

ORANGE COUNTY myorangeclerk.com

--- 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 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		

stincludes 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

sessment 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

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 OF SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 532024CA003513000000 WINFEILD HEIGHTS HOME-OWNERS ASSOCIATION INC, a Florida non-profit Corporation, JOEL THOMAS, et al,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclo-sure dated June 20, 2025 in Case No. 532024CA003513000000 in the Circuit Court in and for Polk County, Florida wherein WINFEILD HEIGHTS HOMEOWNERS 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 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, WINFIELD 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.

NY PERSON CLAIMING AN IN

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

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: 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 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 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.

administration of the estate of GEORGE BENJAMIN MACNAMA-RA, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 Disposi-tion 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 732.2211.

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, 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

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, 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 SOUTHEAST-ERLY, PARALLEL TO THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 96 1/3

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR

POLK COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO. 2024CA002992000000

VALLEY STRONG CREDIT UNION,

MELODY PATE RICHARDI A/K/A

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Fore-

closure entered February 14, 2025 in

Civil Case No. 2024CA002992000000

of the Circuit Court of the TENTH

JUDICIAL CIRCUIT in and for Polk

County, Bartow, Florida, wherein VAL-

LEY STRONG CREDIT LINION is

Plaintiff and Melody Richardi a/k/a

Melody Murphy a/k/a Melody Pate

Richardi a/k/a Melody Burkey, et al., are Defendants, the Clerk of Court,

STACY BUTTERFIELD, CPA, will

sell to the highest and best bidder for cash electronically at www.polk.

realforeclose.com in accordance with

Chapter 45, Florida Statutes on the

31st day of July, 2025 at 10:00 AM

on the following described property as

set forth in said Summary Final Judg-

MELODY RICHARDI A/K/A

MELODY MURPHY A/K/A

MELODY BURKEY, et al.,

Plaintiff, vs.

Defendant.

FEET; THENCE RUN SOUTH-WESTERLY, 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.comBy /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 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.** THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSÍGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGINIA S. NANCE, DECEASED, et al.

NOTICE IS HEREBY GIVEN pursu-

ant 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 COM-PANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATION-AL 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, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF VIRGINIA S. NANCE, DECEASED; TOMMY NIX; ALLEN LOCKLEAR; JONATHAN LOCKLEAR; TINA AL-MARAZ; 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). Stacv M. Butterfield as the Clerk of the

Circuit Court will sell to the highest and best bidder for cash at www.polk. realforeclose.com, at 10:00 AM, on July 22, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL THAT PARCEL OF LAND IN THE CITY OF AUBURN-DALE, POLK COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 4897, PAGE 1337, ID# 75-28-11-336500-008120, BE-ING KNOWN AND DESIG-NATED AS LOT 12, BLOCK 8, AUBURNDALE HEIGHTS SUBDIVISION, FILED IN PLAT BOOK 2, PAGE 13. Property Address: 321 ARIANA AVENUE, AUBURNDALE, FL

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 27 day of June, 2025

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ. SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-025955 - NaC July 4, 11, 2025 25-00973K FIRST INSERTION W.F. HALLAM & CO'S LAKE-LAND HIGHLANDS CLUB ACRE LOTS, according to the plat thereof recorded in Plat Book 1, Page 107, of the Public Records of Polk County, Florida; LESS AND EXCEPT: The West

35.00 feet for road right-of-way. 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, the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

25-00991K

23-06479FL

July 4, 11, 2025

ment, to-wit: The North 1/2 of the West 90.00 feet of Lot 9, and the North 1/2 of Lot 10, less additional right-of-way, Block P of

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.

--- PUBLIC SALES ---

FIRST INSERTION

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 HEARINGS1

DATE:	August 1, 2025
TIME:	10:00 a.m.
LOCATION:	Lake Alfred Public Library 245 N. Seminole Ave. Lake Alfred, Florida 33850

¹ The public hearing was rescheduled from May 13, 2025 and in order to ensure

The purpose of the public hearings announced above is to consider the imposition of special assessments (" ${f Debt\ Assessments}$ "), 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

July 4, 11, 2025

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 RECIT-ALS. 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 $\bf A$, which is on file at the District Records Office. Exhibit $\bf B$ 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
 - **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 ASSESS-MENTS 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 HEARINGS²

DATE:	August 1, 2025
TIME:	10:00 a.m.
LOCATION:	Lake Alfred Public Library 245 N. Seminole Ave. Lake Alfred, Florida 33850

 $^{\rm 2}$ 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:

WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT

/s/Jamie Sanchez

/s/ Shelley Kaercher

Secretary/<u>Assistant Secretary</u> <u>Chair</u>/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report

Exhibit B: Master Special Assessment Methodology Report



25-00986K

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- \bullet 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



--- 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 and the purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2025/2026 and the purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2025/2026 and the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2025/2026 and the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2025/2026 and the District'sproposed 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

		IGE COMMUNITY DEVELOP	ENT DISTRICT			
FISCAL YEAR 2023/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE						
2025/2026 O&M Budget: Polk County Collection Costs: Early Payment Discounts:	2% 4%	\$609,662.00 \$12,971.53 \$25,943.06	2024/2025 O 2025/2026 O	&M Budget:	\$568,398.00 \$609,662.00	
2025/2026 Total:		\$648,576.60	Total Diff	ference:	\$41,264.00	
Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease		
Lot 3ize	ASSESSMENT DIEBRUOWN	2024/2025	2025/2026	\$	%	
Townhome (Tierra Del Sol Land Trust)	Series 2005 Debt Service	\$2,800.00	\$2,800.00	\$0.00	0.00%	
wnnome (Tierra Dei Soi Land Trust)	Operations/Maintenance	\$566.93	\$608.09	\$41.16	7.26%	
j	Total	\$3,366.93	\$3,408.09	\$41.16	1.22%	
Apartments (BC West)	Series 2005 Debt Service (1)	\$0.00	\$0.00	\$0.00	0.00%	
Aparunents (BC West)	Operations/Maintenance	\$515.91	\$553.36	\$37.45	7.26%	
Ī	Total	\$515.91	\$553.36	\$37.45	7.26%	
Single Family 40' (TDS West)	Series 2005 Debt Service (1)	\$0.00	\$0.00	\$0.00	0.00%	
Single Family 40 (TDS West)	Operations/Maintenance	\$861.74	\$924.30	\$62.56	7.26%	
Ī	Total	\$861.74	\$924.30	\$62.56	7.26%	
Single Family 50' (TDS East)	Series 2005 Debt Service (1)	\$0.00	\$0.00	\$0.00	0.00%	
Single railing 50' (TDS East)	Operations/Maintenance	\$1,077.17	\$1,155.37	\$78.20	7.26%	
Ī	Total	\$1,077.17	\$1,155.37	\$78.20	7.26%	

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.

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

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

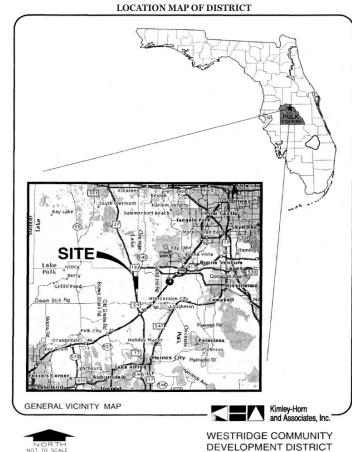


EXHIBIT A-1

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 FFMLT 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, PROPERTY HEREIN DESCRIBED,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclosure 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 FFMLT 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 Defendants, 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,

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. COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, 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 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 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 25-00969K July 4, 11, 2025

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 Development District ("District") will hold the following two public hearings and a regular meeting:

> DATE: August 1, 2025 10:00 a.m. TIME: 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 ("Proposed 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, 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. 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

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 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), FloridaStatutes, 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. 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

FIRST INSERTION

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

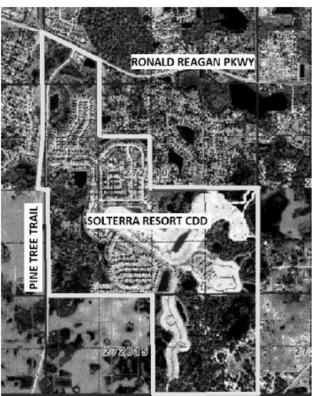
Additional Provisions

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, proposed 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 International Parkway, Suite 208, Lake Mary FL 32746, Ph: (321) 263-0132 ("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 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 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



PUBLISH YOUR LEGAL NOTICE Email legal@businessobserverfl.com

25-00995K

--- 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, BENE-FICIARIES, 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 RE-CORDED IN PLAT BOOK 62 PAGE 14 OF THE PUBLIC RECORDS OF POLK COUN-TY, FLORIDA. TOGETHER

WITH THAT CERTAIN 1988 BROOKLYN TRAILER MO-BILE 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 $27~\mathrm{day}$ 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. 2024 CA 003216000000 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 GAMA-LIER 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 LAND-INGS PHASE 3, ACCORDING TO THE PLAT AS RECORD-ED IN PLAT BOOK 168, PAG-ES 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 SUR-PLUS 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED.

25-00984K

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.org25-00994K

July 4, 11, 2025

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,

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:

DEVISEES, GRANTEES, OR

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

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 SANOBA 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

Email your Legal Notice

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

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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.

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.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

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.

Newspaper legal notices fulfills all of those standards.

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

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE. IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA. IN AND FOR POLK COUNTY. CIVIL DIVISION

CASE NO.: 2024-CA-002589 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. STEPHEN MARCUS GRAHAM, et al., Defendants.

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Summary Final Judgment of Foreclosure entered on June 5, 2025 in Case No. 2024-CA-002589 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff, and STEPHEN MARCUS GRAHAM is Defendant, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www. polk.realforeclose.com, on the 4th day of August, 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOT 8, HARRIS SUBDIVI-SION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE(S) 23 AND 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 8725 SELPH RD, LAKELAND, FL 33810 (the "Property").

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

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

Dated this 16th day of June 2025 Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252 E-mail: pleadings@sokrem.com, Counsel for Plaintiff 25-00979K July 4, 11, 2025

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

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. 2023CA004457000000 NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

MANJU SEERAM A/K/A MANJU BHASHINI SEERAM, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 27, 2025, and entered in 2023CA004457000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING is the Plaintiff and MANJU SEERAM A/K/A MANJU BHASHINI SEERAM; AQUA FINANCE, INC.; CITIBANK, N.A.; ASSOCIATION OF POINCIANA VIL-LAGES, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk. realforeclose.com, at 10:00 AM, on July 25, 2025, the following described property as set forth in said Final Judgment,

to wit: LOT 21, BLK 787, POINCIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE MAP OF PLAN THERE-OF AS RECORDED IN PLAT BOOK 54 PAGE 27, PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. Property Address: 405 MAL LARD LN, POINCIANA, FL 34759

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

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

Dated this 27 day of June, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-064316 - MiM July 4, 11, 2025 25-00972K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO: 2022CA003219000000 PENNYMAC LOAN SERVICES, LLC, COREY J. BROWN: JAMIE DRISKELL BROWN; TERRALARGO COMMUNITY ASSOCIATION, INC.: UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated June 20, 2025 entered in Civil Case No. 2022CA003219000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County. Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and CO-REY J. & JAMIE D. BROWN, et al. are Defendants. The Clerk, STACY M. BUTTERFIELD, CPA, shall sell to the highest and best bidder for cash at Polk County's On-Line Public Auction website: https://polk.realforeclose.com, at 10:00 AM on October 21, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said Final Judgment of

Mortgage Foreclosure to-wit: LOT 161, TERRALARGO, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 139. PAGE(S) 7 THROUGH 10, IN-

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. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall

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 vou. to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Todd C. Drosky, Esq. FRENKEL LAMBERT WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com

04-096158-F00 July 4, 11, 2025

CLUSIVE. OF THE PUBLIC RECORDS POLK COUNTY, FLORIDA.

be published as provided herein.

25-00983K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA001427A000BA

STEVEN W. GRAHAM; UNKNOWN SPOUSE OF STEVEN W. ${\bf GRAHAM; LISA~D.~GRUENWALD;}$ UNKNOWN SPOUSE OF LISA STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN

TO: Unknown Spouse of Lisa D. Gruenwald

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

THE NORTH 528.70 FEET OF THE W 1/2 OF THE E 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 23 EAST. SUBJECT TO EASEMENT TO-GETHER WITH RIGHT OF EGRESS AND INGRESS OVER THE EAST 25 FEET OF THE NORTH 528.70 FEET OF SAID

ALSO: THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF THE

WEST 165 FEET IN SECTIONS 11, TOWNSHIP 29 SOUTH, RANGE 23 EAST, AND LESS AND EXCEPT THE SOUTH 100 FEET OF THE NORTH 528.70 FEET THEREOF.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Mc-Cabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date 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.

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

Dated on JUN 24, 2025.

Stacy M. Butterfield, CPA Clerk of said Court

3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400093 July 4, 11, 2025

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY GENERAL CIVIL DIVISION CASE NO:

53-2025-CA-000980-0000-0004 WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff v

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,

Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF WINSLOW'S POINT COMMUNITY DEVELOP-MENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT CAPI-TAL IMPROVEMENT REVENUE BONDS AND LEVY OF SPECIAL AS-SESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY:

Winslow's Point Community Development District (the "District") having filed its Complaint for validation of not to exceed \$36,185,000 Winslow's Point Community Development District Capital Improvement Revenue Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the pur pose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being

fully advised in the premises:

NOW, THEREFORE, IT IS ORDERED that all taxpayers,

property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida (the "Parties"), appear on Tuesday, July 29, 2025, at 11:00 a.m. before the Honorable Michael P. McDaniel via Virtual Courtroom (Microsoft Teams - information below), and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at https://www.jud10.flcourts.org/ virtual-courtroom-links/polk-civil and selecting the Polk Civil Division 04 Virtual Courtroom link, OR may dial in telephonically via Teams Meet ing at 1-754-236-7165 and enter 496 259 409# as the Telephone Conference ID.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Polk County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear-

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including nonresidents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

ORDERED in Polk County, Florida on June 30. 2025.

Michael McDaniel, Circuit Judge 53-2025-CA-000980-0000-00 06/30/2025 04:33:47 PM

Copy to: Jere Earlywine, Esquire Jere.Earlywine@KutakRock.com Victoria Avalon, Esq. vavalon@sao10.com July 4, 11, 2025 25-00988K

FIRST INSERTION

FIRST INSERTION

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

Case Number:

2024CA-004788-0000-00 PRIME MERIDIAN BANK, a Florida corporation, KURT FRANKLIN STEFAN UNKNOWN SPOUSE OF KURT FRANKLIN STEFAN, CARY ANN INCE, UNKNOWN SPOUSE OF CARY ANN INCE, UNKNOWN TENANT 1 and UNKNOWN TENANT 2. Defendants.

Notice is hereby given that pursuant to the Summary-Default Final Judgment of Foreclosure entered June 20, 2025, in case number 53-2024CA-004788-0000-00 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein PRIME ME-RIDIAN BANK, a Florida corporation, as Plaintiff, and KURT FRANKLIN STEFAN, UNKNOWN SPOUSE OF KURT FRANKLIN STEFAN, CARY ANN INCE, UNKNOWN SPOUSE OF CARY ANN INCE, UNKNOWN TEN-ANT 1 and UNKNOWN TENANT 2, are Defendants, I will sell to the highest and best bidder for cash online at www. polk.realforeclose.com, at 10:00 a.m. on the 25th day of July, 2025, the following described real as set forth in said final judgment, to wit:

Lot 42, Greentree Two, according to the map or plat thereof, as recorded in Plat Book 70, Page(s) 36, of the Public Records of Polk County, Florida

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

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

Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Attorney for Plaintiff 25-00987K July 4, 11, 2025

SUBSEQUENT INSERTIONS

--- ACTIONS ---

THIRD INSERTION

NOTICE OF ACTION FOR PETITION TO ESTABLISH PATERNITY

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

Case No. 532025DR002974 IN RE: DENNIS PHILIP SARDELLA Petitioner, and ALTAMERE MIRACLE RENEE LONG,

Respondent. TO: ALTAMERE MIRACLE RENEE LONG LAST KNOWN ADDRESS: 861 Wymore Road, Unit 201,

Altamonte Springs FL, 32714. YOU ARE NOTIFIED that an action to Establish Paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to attorney for DENNIS PHILIP SARDELLA, Markos D. Eugenios, Esq. whose address is 2431 Aloma Ave, Suite 124, Winter Park, Fl. 34794, eugenioslaw@ outlook.com on or beand file the original with the clerk of Court at 200 Govern-

ment Center Blvd. Haines City, FL. 33844, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-

ing dismissal or striking of pleadings.
CLERK OF THE CIRCUIT COURT June 20, 27; July 4, 11, 2025

25-00912K

FIRST INSERTION

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. D. GRUENWALD; CARRIE L. MURPHY A/K/A CARRIE MURPHY; UNKNOWN SPOUSE OF CARRIE L. MURPHY A/K/A CARRIE MURPHY: UNITED

DEVELOPMENT, Defendant(s).

Residence Unknown

THE SOUTH 100.0 FEET OF W 1/2 OF E 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 11.

SW 1/4, LESS THE SOUTH 524.75 FEET AND LESS TEH NORTH 264 FEET OF THE Street Address: 1550 W Pipkin

Road, Lakeland, Florida 33811

If you are a person with a disabil-

Default Date: August 1, 2025

(SEAL) By: /s/ Asuncion Nieves As Deputy Clerk McCabe, Weisberg & Conway, LLC

25-00996K

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532023CA006606000000

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. AARON M. DOUGLASS: KATHLEEN M. DOUGLASS; UNLOCK PARTNERSHIP SOLUTIONS INC.; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated June 16. 2025, and entered in Case No. 532023CA006606000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. CAR-RINGTON MORTGAGE SERVICES. LLC, is Plaintiff and AARON M. DOU-GLASS; KATHLEEN M. DOUGLASS; UNLOCK PARTNERSHIP SOLUTIONS INC., are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 31ST day of JULY, 2025, the following described property as set forth in said Final Judgment, to

THE WEST 123.33 FEET OF THE EAST 595 FEET OF THE SOUTH 300 FEET OF THE NORTH 501 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 30 FEET THERE-OF FOR ROAD, A/K/A LOT 5, UNRECORDED GREENBRI-AR.

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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office oftheCourt-Administrative, 255 N. BroadwayAvenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se von moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. BroadwayAvenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubven imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande

oubyen pale, rele 711. Dated this 1st day of June, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq Florida Bar #: 695734 CR19077-23/sap 25-00992K July 4, 11, 2025

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

SECOND INSERTION

on them.

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 Arnold Abdulla, to wit: A certain 1977 OLDG singlewide mobile home, bearing VIN # 2739. The name of the former tenant is Steve Dishon.

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

June 27; July 4, 2025

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 Arnold Abdulla, to wit: A certain 1997 CAPE singlewide mobile home, bearing VIN # GAM120A0773341A. The name of the former tenant is Steve Dishon.

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

June 27; July 4, 2025 25-00964K

SECOND INSERTION

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

DIVISION CASE NO. 2024 CC 004798 BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.
IVY'S FINEST LLC, ET AL., DEFENDANTS.

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,

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

File Number:

2025CP-002012A000BA

Probate Division

IN RE: ESTATE OF

JAMES GREGORY CARROLL,

Deceased

The estate of James Gregory Carroll,

deceased, File Number 2025CP-

002012A000BA is pending in the

Circuit Court for Polk County, Flor-

ida, 255 N. Broadway Ave., Bartow,

Florida 33830. The names and ad-

dresses of the personal representative

and the personal representative's at-

torney are set forth below. The date

of first publication of this notice is

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 publi-

cation of this notice or 30 days after the

All creditors and those having claims

June 27, 2025.

the Clerk's website for online auctions,

at 10:00 A.M., on the 9th day of July 2025 the following described property as set forth in said Final Judgment, to

Unit No. 915, in Building No. 9, of Bella Piazza, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 7613, Page 791, and all exhibits and amendments thereof, of the Public Records of Polk County, Florida.

A/K/A: 907 Charo Parkway, Unit #915, Davenport, FL 33897 A PERSON CLAIMING AN INTER-

EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

I HEREBY CERTIFY a copy of the foregoing was served by first class United States mail or e-mail to Ivv's Finest LLC, 907 Charo Parkway, #915, Davenport, FL 33897, and Ivy's Finest LLC,

date of service of a copy of this notice

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

ALL CLAIMS NOT SO FILED

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative

James T. Carroll

1036 Loop Road

Auburndale, Florida 33823

the first publication of this notice

WILL BE FOREVER BARRED.

DATE OF DEATH IS BARRED.

Krista Mahalak

P.O. Box 7608

Florida Bar No. 78231

Peterson & Myers, P.A.

Winter Haven, FL 33883

June 27; July 4, 2025

Telephone (863) 294-3360

kmahalak@petersonmyers.com

dhughes@petersonmyers.com

Attorneys for Personal Representative

All other creditors having claims

547 Mason Dr., Titusville, FL 32780, on this 20th day of June, 2025.

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

BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com BY: Carolyn C. Meadows Florida Bar #92888 B30355/418860/27011697

25-00945K June 27; July 4, 2025

THIRD INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. FLORIDA CASE NO.:

532025CC001968000000 TOWER MANOR MHC, LLC, Plaintiff, vs. TIMOTHY S. STAPLES and STATE OF FLORIDA DEPARTMENT OF

HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants. TO: Timothy S. Staples

29 Tower Manor Circle West Lot No. 29

Auburndale, Florida 33823 YOU ARE NOTIFIED that an action for foreclosure has been filed against you with respect to the real property more particularly described as the:

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

and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attornev, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUB-LICATION 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

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

25-00896K

SECOND INSERTION

Deputy Clerk

SECOND INSERTION

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

deceased.The administration of the estate of Pamela Anne Whiddon, deceased, Case Number 25CP- 2070, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR $30~\mathrm{DAYS}$ AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 27, 2025. /s/ Matthew Whiddon

Personal Representative Address: 6804 Marlyn Drive, Lakeland, FL 33809

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

OFFICIAL COURTHOUSE

WEBSITES

MANATEE COUNTY

SARASOTA COUNTY

CHARLOTTE COUNTY

LEE COUNTY

leeclerk.org

COLLIER COUNTY

HILLSBOROUGH

COUNTY

hillsclerk.com

PASCO COUNTY

PINELLAS COUNTY

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

25-00963K

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

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

CASE NO.: 2024 DR-005329 **Family Division** DANIELA NAVARRETE Petitioner vs.

BERNARDO ANTONIO OLALDE Respondent TO: BERNARDO ANTONIO OLALDE

Unknown Address YOU ARE HEREBY NOTIFIED that an action for Petition for Dissolution of Marriage with Minor Child and Other Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on OMAR CARMONA-SÀNCHEZ, ESQUIRE, Petitioner's attorney, whose address is 11954 Narcoossee Rd. Ste. 2 PMB $\sharp 237$, 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

FOURTH INSERTION demanded in the Petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated on May 28th, 2025

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer Mills Deputy Clerk

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

June 13, 20, 27; July 4, 2025 25-00857K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA CIVIL ACTION

CASE NO.: 24-CA-4195 LEONARD H. MARKS QUICK FIND PROPERTIES, LLC. REALPRO INVESTMENT GROUP LLC, CITY OF LAKELAND and UNKNOWN PERSONS OR TENANTS IN POSSESSION Defendants. NOTICE IS HEREBY GIVEN, pursu-

ant 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

Administrator, 255 N. Broadway Avscheduled court appearance, or imuled 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 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, 2025

SECOND INSERTION NOTICE OF ACTION

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-010077

SOLANA HOMEOWNERS ASSOCIATION, INC., IMAN JUMMA UGLA, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2 AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN. Defendants.

TO: IMAN JUMMA UGLA 153 CORDOVA AVENUE DAVENPORT, FLORIDA 33897

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, 2025 25-00947K

days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, to the provision of certain assistance.

you are entitled, at no cost to you, Please contact the Office of the Court enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your mediately upon receiving this notifi-cation if the time before the sched-

Leonard H. Marks, Esq. - FBN 366862

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000525 **Division Probate** IN RE: ESTATE OF NOTICE. ANDREA LEE ERICSON a/k/a

SECOND INSERTION

Deceased. 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

ANDREA ERICSON a/k/a

ANDREA L. ERICSON

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

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

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

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

The date of first publication of this notice is June 27, 2025. Personal Representative: William Adams

129 Indian Wells Avenue Kissimmee, Florida 34759 Attorney for Personal Representatives Daniel S. Henderson E-mail Addresses: dan@hendersonsachs.com. ana@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs, P.A. 8240 Exchange Drive, Suite C6 Orlando, Florida 32809 Telephone: (407) 850-2500

June 27; July 4, 2025

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA001077000000 CITIZENS BANK, N.A., Plaintiff, vs. EMILY CAMELUS; SAMANTHA SPIEGEL; MATTHEW J. SPIEGEL;

CALABAY PARC AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC.: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR MORTGAGE EQUITY PARTNERS, LLC.; SHEEGOG CONTRACTING, Defendant(s).

TO: Emily Camelus Residence Unknown

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

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

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.

25-00949K

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 File#:25-400049 25-00948K June 27; July 4, 2025

NOTICE OF ACTION

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CC-000838-0000-00

TEN ROCKS MHP, LLC, Plaintiff, VS. DAVID WEAVER, KATHLEEN WEAVER, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.

TO: David Lake Weaver 3925 North Combee Road Lot No. 18 Lakeland, Florida 33805

contained therein located at:

YOU ARE NOTIFIED that a Declaratory Action as to that certain single-wide mobile home and all personal items, appliances, and fixtures

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 BE-FORE 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, 2025

25-00937K

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

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. 2025CA001183A000BA NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. GINNET CAROLINA AHUMADA

ARDILA, JUAN CARLOS AHUMADA PALAU, AND LIGIA AHUMADA, et. al. **Defendant(s),** TO: LIGIA AHUMADA,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 55, LAKE CHARLES RE-

SORT PHASE 1A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 175, PAGES 5 THROUGH 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your 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 7-28-25 / (30 days from Date of First Publica tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or 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: CAROLYN MACK DEPUTY CLERK

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

PRIMARY EMAIL: flmail@raslg.com 25-280590

June 27; July 4, 2025 25-00935K

SECOND INSERTION

SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT satlakealfredcdd.net/.

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR

BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Springs at Lake Alfred Community Development District ("**District**") will hold a public hearing and regular meet-

ing as follows: DATE: July 17, 2025 TIME: 5:00 P.M. LOCATION: Lake Alfred Public Library 245 N Seminole Avenue Lake Alfred, Florida 33850

The purpose of the public hearing is

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

("District Manager's Office"), during

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-001895

IN RE: ESTATE OF

DREMA SUE SANDERS,

Deceased.

The administration of the estate of

DREMA SUE SANDERS, deceased,

whose date of death was March 27,

normal business hours, or by visiting the District's website at https://spring-

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

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

District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is 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 25-00962K

SECOND INSERTION

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2025CA001793A000BA MICHAEL CHILDS INVESTMENT TRUST, DATED APRIL 16, 2019, Plaintiff, vs.

SEDLEY A. MILLS, deceased and all others claiming by, through and under SEDLEY A. MILLS, deceased, DOROTHY I. MILLS, deceased and all others claiming by, through and under DOROTHY I. MILLS, deceased, SUSAN MICHELLE HAMMER and LAKE WALES ESTATE ASSOCIATION, INC., Defendant,

SEDLEY A. MILLS, deceased TO: and all others claiming by, through and under SEDLEY A. MILLS, deceased and DOROTHY I. MILLS, deceased and all others claiming by, through and under DOROTHY I. MILLS, deceased YOU ARE NOTIFIED that an action to quiet the title on the following real

A portion of the North 3/4 of the West 1/2 of Section 31, Township 30 South, Range 27 East, Polk County, Florida, being numbered tract in an unrecorded plat of Lake Wales Estates and more particularly as follows:

property in Polk County, Florida:

Tract 534 Commence at the Southwest corner of Section 31, Township 30 South, Range 27 East; thence North 89 degrees 53 minutes 21 seconds East 14.66 feet: thence North 1683.13 feet: thence East 330 Feet to the Point of Beginning; thence North 305 feet; thence East 165 feet; thence South 305 feet; thence West 165 feet to the Point of Beginning.

a/k/a 0 Allison Ave, Lake Wales, FL 33859; Parcel ID: 27-30-31-000000-043060.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 7-28-25, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

EAST 1/4; THENCE SOUTH 89

J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, (407) 514-2692 June 27; July 4, 11, 18, 2025

25-00936K

SECOND INSERTION

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

The administration of the estate of RANDOLPH KENT MALLEN, deceased, whose date of death was February 22, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 430 S. Commerce Ave. Sebring, FL 33870. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

Case No.: 2025-CP-001440A

Division: Probate

IN RE: THE ESTATE OF

LINDA JOY JENSEN

Deceased.

The administration of the estate of

Linda Joy Jensen, deceased, whose date

of death was March 8, 2025, is pend-

ing in the Tenth Circuit Court for Polk

County, Florida, Probate Division, the

address of which is PO Box 9000 Draw-

The names and addresses of the pe-

titioners/co-personal representatives and the attorney for the petitioners/co-

personal representatives are set forth

other persons having claims or de-

mands against Decedent's estate on

whom a copy of this notice is required

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

THE LATER OF 3 MONTHS AFTER

THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

All other creditors of the Decedent

and other persons having claims or de-

mands against Decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ON THEM.

All creditors of the Decedent and

er CC-4, Bartow, FL 33831.

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

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

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: Michelle T. Mallen 127 Hidden Arbor Court

Sanford, Florida 32773 Attorney for Personal Representative: /s/ Sophia Dean Sophia Dean, Esq., Attorney Florida Bar Number: 92295 Friedman Law, P.A. 600 Rinehart Rd. Suite 3040 Lake Mary, FL 32746 Telephone: (407) 830-6331 Fax: (407) 878-2178 E-Mail: sdean@ff-attorneys.com Secondary E-Mail: sbennett@ff-attornevs.com

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

The personal representative or cura-

tor has no duty to discover whether any

property held at the time of Decedent's

death by the Decedent or the Dece-

dent's surviving spouse is property to

which the Florida Uniform Disposition

of Community Property Rights at Death

Act as described in Florida Statutes §§

732.216 - 732.228, applies, or may ap-

ply, unless a written demand is made

by the surviving spouse or a beneficiary

as specified under Florida Statute §

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Christopher D. Jensen

Tracy M. Munoz

Attorney for Christopher D. Jensen

Florida Bar Number: 1000367

DATE OF DEATH IS BARRED.

notice is June 27, 2025.

Skiles K. Jones, Esq.

and Tracy M. Munoz

Patriot Legal Group

10 Bobby Green Plaza

Secondary E-Mail:

Auburndale, FL 33823

Telephone: (863) 332-2114

service@patriotlegal.com

June 27; July 4, 2025

E-Mail: skiles@patriotlegal.com

Signed on 04/23/2025

June 27; July 4, 2025

SECOND INSERTION

BARRED.

732.2211.

25-00953K

2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Po Box 9000, Drawer CC-04, Bartow, FL 33831, The

names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

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

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

The personal representative has no

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

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

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

The date of first publication of this notice is: June 27, 2025.

OPAL GOMEZ **Personal Representative** 6778 Glenbrook Drive Lakeland, FL 33811

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

SECOND INSERTION

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

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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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

Personal Representative: Mari Ivelisse Garcia Rivera 652 Daring Dr Davenport, Florida 33837

FAMILY FIRST FIRM Counsel for Personal Representative /s/ Joseph K. Fabbi Ryan J. Saboff, Esquire Florida Bar Number: 1010852 Joseph K. Fabbi, Esquire Florida Bar Number: 1022503 Christopher F. Torchia, Esquire Florida Bar Number: 270120 1030 W. Canton Ave., Suite 102 Winter Park, FL 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail:

rvan.saboff@familvfirstfirm.com E-Mail: joe.fabbi@familyfirstfirm.com E-Mail: chris.torchia@familyfirstfirm.com

Secondary E-Mail: probate@familyfirstfirm.com June 27; July 4, 2025 25-00950K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2024-CA-003283 U.S. BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 1999-4, Plaintiff, vs.
MICHELL L. WILLIAMS;

VICTOR S. WILLIAMS, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated May 19, 2025, and entered in 2024-CA-003283 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 1999-4 is the Plaintiff and MICHELL L. WIL-LIAMS; VICTOR SCOTT WILLIAMS A/K/A VICTOR S. WILLIAMS are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on July 18, 2025, the following described property as set forth in said Final Judgment, to wit: COMMENCE AT THE NORTHWEST CORNER OF

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUN-TY, FLORIDA, FLORIDA; THENCE SOUTH 00 DEG. 33' 47" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 141.71 FEET TO THE POINT OF BEGIN-NING; THENCE CONTINUE SOUTH 00 DEG. 33' 47" EAST STILL ALONG SAID WEST LINE 141.71 FEET TO A POINT LYING 378.00 FEET NORTH OF THE SOUTHWEST COR- $\begin{array}{cccc} {\rm NER} \ \ {\rm OF} & {\rm SAID} & {\rm NORTHEAST} \\ 1/4 & {\rm OF} & {\rm THE} & {\rm SOUTHEAST} \end{array}$ 1/4; THENCE NORTH 89 DEG. 55' 57" EAST ALONG THE NORTH LINE OF THE FOLLOWING DESCRIBED TRACT; BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, RUN EAST 537.00 FEET, NORTH-EASTERLY 386.00 FEET, WEST 616.67 FEET, SOUTH 378.00 FEET TO THE POINT OF BEGINNING A DISTANCE OF 307.39 FEET; THENCE NORTH 00 DEG. 33' 47" WEST 141.61 FEET TO A POINT LY-ING 141.71 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH-EAST 1/4 OF THE SOUTH-

DEG. 57' 07" WEST AND PAR-ALLEL TO THE SAID NORTH LINE 307.39 FEET TO THE POINT OF BEGINNING. TO-GETHER WITH A PERPETU-AL EASEMENT FOR INGRESS AND EGRESS, 25.0 FEET IN WIDTH, THE CENTER LINE BEING DESCRIBED AS FOL-LOWS; COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, THENCE NORTH 89 DEG. 57' 07" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF 307.39 FEET;THENCE SOUTH 00 DEG. 33' 47" EAST AND PAR-ALLEL TO THE WEST LINE OF SAID SOUTH 1/2 A DIS-TANCE OF 141.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG. 57 07" EAST 327.0 FEET TO THE WEST RIGHT-OF-THE-WAY LINE OF OLD STATE ROAD NO. 37

TOGETHER WITH THAT CERTAIN 1984 FLEETWOOD MOBILE HOME, VIN(S) FL-FL1AD337004461, #40056707 Property Address: 6711 OLD

HWY 37 S, LAKELAND, FL 33811

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

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

Dated this 20 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-257751 - NaC

June 27; July 4, 2025 25-00952K

LEGAL NOTICE IN THE BUSINESS OBSERVER

25-00942K

CALL 941-906-9386

and select the appropriate County name from the menu option

or e-mail legal@businessobserverfl.com

--- 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 DICK-ERSON A/K/A THERESA C. RED-MOND, and all others claiming by, through and under, THERESA COPE-LAND 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 CICRCUIT 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:

FOLLOWING SCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT: BEG SW COR OF N1/2 OF NW 1/4 OF SW 1/4 N 275 FT TO POB E 105 FT N 95 FT W 53.35 FT TO RR R/W SWLY 83.9 FT TO A PT 29.22 FT N OF POB S 29.22 FT TO POB KNOWN AS LOT 15 OF LOUGHMAN COMM CLUB TRACTS IN-CLUDED 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. Stacv 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

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 ME-GAN 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 RE-CORDED 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 25-00932K June 27; July 4, 2025

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:

July 23, 2025 DATE: 1:00 p.m. Oakland Neighborhood Center, TIME: LOCATION: 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

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

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CE-DAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DE-CLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUB-LICATION; 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 SU-PERVISORS OF THE CEDAR CROSSINGS COMMUNITY DEVEL-OPMENT 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.

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 Assess ments are hereby declared and set for the following date, hour and location:

July 23, 2025 DATE: HOUR: 1:00 p.m. Oakland Neighborhood Center LOCATION: 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 /s/ Casey Dare Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

25-00961K

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

AT PLAT BOOK 98, PAGES 50 AND 51, IN THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA Property Address: 6012 LAKE RUTH DR E, DUNDEE FL 33838
The action was instituted in the Cir-

PLAT THEREOF RECORDED

cuit Court, First Judicial Circuit in and for POLK County, Florida; Case No. 2025-CA-001282; and is styled CAR-RINGTON MORTGAGE SERVICES, LLC v. JASON VEGA A/K/A JASON VEGA VAZQUEZ A/K/A JOHN VE-GAS; IBIS EVELYN GONZALEZ RO-DRIGUEZ; SUNNOVA TE MANAGE-MENT LLC: STATE OF FLORIDA: CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA A POLITICAL SUBDIVI-SION OF THE STATE OF FLORIDA; UNKNOWN TENANT IN POSSES-SION 1 AND UNKNOWN TENANT IN POSSESSION 2. You are required to serve a copy of your written defenses, if any, to the action on Michelle De-Leon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before 7-28-25, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: 6-19-25

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 serviceflfc@hillwallack.com 4922-8061-1918, v. 1 June 27; July 4, 2025 25-00957K

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

POLK COUNTY

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

Case Number: 2025CA-000027-0000-00 SOUTHSTATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A., successor by merger with CENTERSTATE BANK, N.A. f/k/a CENTERSTATE BANK OF FLORIDA, N.A., as receiver of COMMUNITY NATIONAL BANK OF BARTOW, Plaintiff, vs. ODELL R. GORDON, II, KRISTAL GORDON, husband and wife, VERONICA M. GORDON, REDBRICK FINANCIAL GROUP, INC., an inactive foreign corporation, FORD MOTOR CREDIT COMPANY, LLC, a

Notice is hereby given that pursuant to the Default Final Judgment of Fore-closure entered June 16, 2025, in case number 53-2025CA-000027-0000-00 in the Circuit Court of the Tenth Judicial

Delaware limited liability company,

UNKNOWN TENANT 1 and

UNKNOWN TENANT 2,

Defendants.

SECOND INSERTION

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 TEN-ANT 1 and UNKNOWN TENANT 2, are Defendants, I will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m. on the 31st day of July, 2025, the following described real as set forth in said final judgment, to wit:

PARCEL A: The North 100 feet of the South 200 feet of the East 140 feet of the East 1/2 of the West 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 16, Township 30 South, Range 23 East, lying and being in Polk County, Florida.

PARCEL B: The North 100 feet

of the South 300.00 feet of the East 140.00 feet of the East 1/2 of the West 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 16, Township 30 South, Range 23 East, lying and being in Polk County, Florida.

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

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

Submitted by: Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Attorney for Plaintiff June 27; July 4, 2025 25-00931K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a

Florida limited liability company, Plaintiff, v. TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY

FLORIDA, a political subdivision of the State of Florida, and others, Defendants. TO DEFENDANTS: Andre Pirio, Diana Davidson, James R Justice, James R Carmen Justice Family Trust, Noel M. Lucienna A Lacan Rev Trust, Her-

man Herzberg, Olga Franzino, Joan M Pokutecki YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86. Florida Statutes and Chapter 712. Florida Statutes, has filed against you in Polk County, Florida regarding the

property with the following legal description, to-wit: COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-

CORDS BOOK 7709, PAGE 539,

HOW TO PUBLISH

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CALL 941-906-9386

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County name from

the menu option

OR E-MAIL:

legal@businessobserverfl.com

Business

SECOND INSERTION

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: 6/12/2025

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

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

ABANDONED PROPERTY PURSUANT TO SECTION 715.109,

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 1978 LIBH singlewide mobile home, bearing VIN # 10L10076. The name of the former tenant is Steve Dishon.

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

June 27; July 4, 2025

SECOND INSERTION

NOTICE OF SALE OF FLORIDA STATUTES

RESUBDIVISION OF LOTS 3 AND 4, BLOCK 10, TWIN LAKE PARK ADDITION TO LAKE WALES, FLORIDA, A SUBDIconditions may apply and will be announced at the sale. VISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 3, OF 25-00965K THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST COR-NER 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

SAVE

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Derelict Vessel Publication Notice NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit:1966 Sea Going FL9055AE has been determined to be derelict/abandoned and is unlawfully upon these waters of this state. to wit Lake Hatchineha and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes.

SECOND INSERTION

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 efile@ myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition

will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is June

FWCDLE 167FO (8/22) June 27; July 4, 2025 25-00938K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE ${\bf PURSUANT\ TO\ CHAPTER\ 45}$ IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT ANTS are Defendants. IN AND FOR POLK COUNTY,

CASE NO.: 2023CA000364000000 PHH MORTGAGE CORPORATION, Plaintiff, VS. ALYNTHIA BRISBANE; UNKNOWN SPOUSE OF ALYNTHIA BRISBANE; UNITED STATES OF AMERICADEPARTMENT 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

FLORIDA

SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 5, 2025 in Civil Case No. 2023CA000364000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County. Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and ALYNTHIA BRISBANE; UN-KNOWN SPOUSE OF ALYNTHIA BRISBANE; UNITED STATES OF AMERICA- DEPARTMENT OF; UN-KNOWN TENANT #1 N/K/A PAR-RISH MCCALL; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL

DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,

WHETHER SAID UNKNOWN PAR-

NOTICE OF ACTION

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION

CASE NO. 2025CA001643A000BA LAKEVIEW LOAN

Defendant(s),
TO: ANGEL PEREZ AKA ANGEL

LUIS PEREZ, UNKNOWN SPOUSE

ANGEL PEREZ AKA ANGEL LUIS

whose residence is unknown and all

parties having or claiming to have any

right, title or interest in the property

described in the mortgage being fore-

that an action to foreclose a mortgage

THE WEST LINE OF SAID

SECTION 2, SOUTH 00°11'47" EAST A DISTANCE OF 187.66 FEET TO THE SURVEY BASE

LINE OF STATE ROAD 60 AND THE BEGINNING OF A

CURVE CONCAVE SOUTH-

WESTERLY AND HAVING A RADIUS OF 9,549.30 FEET;

THENCE ALONG SAID SUR-

VEY 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

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 EX-

TO THE SOUTHERLY EX-

ISTING RIGHT OF WAY

on the following property: LOT 4, BLOCK "A", SHEPARD'S

YOU ARE HEREBY NOTIFIED

SERVICING, LLC,

PEREZ,

closed herein.

Plaintiff, vs. ANGEL PEREZ AKA

ANGEL LUIS PEREZ, et. al.

MAY CLAIM AN INTEREST AS

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

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

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, FLOR-IDA, DESCRIBED AS FOL-LOWS: COMMENCE THE NORTHWEST CORNER OF LOT 1, BLOCK B OF T.J. JOHNSON'S ADDITION, RE-CORDED IN PLAT BOOK 38. PAGE 46, PUBLIC RECORDS OF POLK COUNTY, FLORI-DA: 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 LY-ING ON THE NORTH RIGHT OF WAY LINE FOR GIRLEY ROAD; THENCE NORTH 20° 27' 45" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 357.38 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 20° 27' 45" WEST 195.00 FEET; THENCE SOUTH 90° 00' " WEST 185.00

FEET; THENCE NORTH 00° 00' 00" EAST 198.09 FEET; THENCE NORTH 88° 46' 08" EAST 190.20 FEET; THENCE SOUTH 69° 32' 15" EAST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2346, PAGE 1609, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 66.99 FEET TO THE POINT OF BEGINNING. BEING A POR-TION OF THE NORTH 1/2OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim be-fore 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 von. to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 19th day of June, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: Service Mail@aldridgepite.com1395-631B June 27; July 4, 2025 25-00930K

SECOND INSERTION 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 AD-DITION TO LAKE WALES, FLORIDA, PER PLAT BOOK 7, PAGE 3; THENCE ALONG SAID NORTHERLY BOUND-ARY, SOUTH 89°47'33" WEST A DISTANCE OF 0.87 FEET TO THE NORTHEAST COR-NER OF SAID LOT 4 FOR 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 BOUND-ARY NORTH 89°47'33" EAST A DISTANCE OF 34.73 FEET TO THE POINT OF BEGIN-NING.ALSO LESS AND EXCEPT THE FOLLOW-ING: 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 AN-GLE OF 02°07'23" WITH A CHORD BEARING SOUTH $78^{\circ}16'26"$ EAST TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SURVEY BASE LINE SOUTH 70°12'45" EAST A DISTANCE OF 120.01 FEET; THENCE SOUTH 12°47'15" WEST A DISTANCE OF 58.40 FEET TO THE SOUTHERLY EX-ISTING RIGHT OF WAY LINE OF SAID STATE ROAD 60 (PER SECTION 16110-013) AND THE NORTH LINE OF

SAID LOT 4 FOR A POINT

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 BE-GINNING OF A CURVE HAV-ING A RADIUS OF 2,827.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 46.47 FEET THROUGH A CENTRAL ANGLE OF 00°56'30" WITH A CHORD BEARING NORTH 71°55'58' WEST TO THE NORTH LINE OF SAID LOT 4 AND THE END OF SAID CURVE; THENCE ALONG THE NORTH LINE OF SAID LOT 4, NORTH 89°46'31" EAST A DISTANCE OF 8.78 FEET TO THE POINT OF BEGINNING

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7-30-25 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 23 day of June, 2025.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: ASHLEY SAUNDERS DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-276875

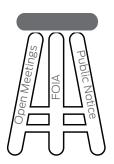
June 27; July 4, 2025 25-00954K



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







VS



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

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Meeting Minutes or

Agency Proposals

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use



Tax Deed Sales

Sales

Delinguent Tax Lists.

Government Property



Mortgage Foreclosures

Name Changes

Probate Rulings



Divorces and Adoptions



Orders to Appear

Proposed Budgets and Tax Rates

Summaries

School District Reports Zoning, Annexation and

Land Use Changes

Tax Districts

Creation of Special

Permit and License Applications

Stay Informed, It's Your Right to Know.

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



Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



Significant numbers of people in rural areas still lack highspeed 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.





Types Of Public Notices

Citizen Participation Notices

Government Meetings and Hearings

Land and Water Use



Proposed Budgets and

Creation of Special Tax Districts



Tax Rates

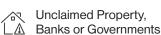
Tax Districts

School District Reports



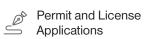
Zoning, Annexation and Land Use Changes









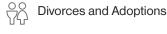


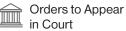
Court Notices

Mortgage Foreclosures



Probate Rulings





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