

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of Rosalee Anne Evans will on the 23rd day of July 2025 at 11:00 a.m., on property at 23 AA Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make:  
1972 GRAT Mobile Home  
VIN No.: 16576  
Title No.: 5268041

And All Other Personal Property There-in

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
July 11, 18, 2025

25-01011K

FIRST INSERTION

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

Notice is hereby given that, on July 28, 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 Linda Dorene Rider and Donald Eugene Steffens, to wit: A certain 1990 PALM doublewide mobile home, bearing VIN # PH093673A and PH093673B. 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.

July 11, 18, 2025

25-01031K

FIRST INSERTION

**NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the “**Board**”) of the Westridge Community Development District (the “**District**”) will hold a meeting and public hearing beginning at 2:00 p.m. on July 31, 2025, in the Waterstone Clubhouse located at 2751 Bella Vista Drive, Davenport, FL 33897.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025/2026 proposed budget. A meeting of the Board will also be held beginning at 2:00 p.m. on July 31, 2025, where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least two (2) days before the meeting or may be obtained by contacting the District Manager’s office via email at bmenides@rizzetta.com.

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

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

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

Brian Mendes  
District Manager  
July 11, 2025

25-01008K

FIRST INSERTION

**STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.**

The Board of Supervisors (“**Board**”) of the Stuart Crossing Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 4, 2025  
TIME: 1:00 P.M.  
LOCATION:  
Holiday Inn Express & Suites  
Lakeland North I-4  
4500 Lakeland Park Drive  
Lakeland, Florida 33809

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 normal business hours, or by visiting the District’s website at https://stuartcrossinggdd.net/.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is 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 11, 18, 2025

25-01010K

**Exhibit A  
Notice of Meetings  
Fiscal Year 2025/2026  
City Center Community  
Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the City Center Community Development District shall be held at 1:00 p.m. at the Holiday Inn Express & Suites Orlando South-Davenport located at 4050 Hotel Drive, Davenport, Florida 33897. The meeting dates are as follows:

October 14, 2025  
November 11, 2025 (*Veterans Day*)  
December 10, 2025  
January 13, 2026  
February 10, 2026  
March 10, 2026  
April 14, 2026  
May 12, 2026

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
Case Number: 25CP-2213  
IN RE: ESTATE OF  
Michelle Elaine McNally  
deceased.**

The administration of the estate of Michelle Elaine McNally, deceased, Case Number 25CP-2213, 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 oth-

FIRST INSERTION

**RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.**

The Board of Supervisors (“**Board**”) of the Reserve at Van Oaks Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 4, 2025  
TIME: 1:00 P.M.  
LOCATION:  
Holiday Inn Express & Suites  
Lakeland North I-4  
4500 Lakeland Park Drive  
Lakeland, Florida 33809

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 normal business hours, or by visiting the District’s website at https://reserveatvanoakscdd.net/.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is 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 11, 18, 2025

25-01033K

FIRST INSERTION

June 9, 2026  
July 14, 2026  
August 11, 2026  
September 8, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132 extension 193, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accom-

FIRST INSERTION

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE

FIRST INSERTION

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

The Board of Supervisors (“**Board**”) of the Lake Ashton II Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 21, 2025  
TIME: 9:00 a.m.  
LOCATION: Lake Ashton II  
Health & Fitness Center  
6052 Pebble Beach Blvd.  
Winter Haven, Florida 33884

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, Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 Ph: (813) 344-4844 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at https://lakeashton2cdd.com.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is 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 11, 2025

25-01009K

modations at this meeting because of a disability or physical impairment should contact the District’s Management Company, Vesta District Services at (321) 263-0132 extension 193. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Vesta District Services,  
District Management  
{00112118.DOCX/}  
4893-2216-2802, v. 1  
July 11, 2025

25-01035K

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 11, 2025.

/s/ Michael Eugene Moore  
**Personal Representative**  
Address: 4839 Bridle Path Drive,  
Lakeland, FL 33810  
/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  
July 11, 18, 2025

25-01005K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 07/25/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 83.806: A 1969 SIEA Motor Vehicle bearing vehicle identification number 7812 and all personal items located inside the motor coach located at 2121 New Tampa Highway, Site No. S-17, Lakeland, Florida 33815. Last Tenant: Arthur Leon Stowell Sr. Sale to be held at: Woodall’s Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

July 11, 18, 2025

25-01037K

FIRST INSERTION

**FICTITIOUS NAME NOTICE**

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of BUILDING REAL ESTATE LEGACIES located at 5559 S SOSSAMAN RD BLDG #1, STE #101, MESA, ARIZONA 85212 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 11, 2025

25-01020K

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 Once S’more located at 601 Silver Palm Dr. in the City of Haines city, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of July, 2025.

Christie Wells  
July 11, 2025

25-01021K

FIRST INSERTION

**Fictitious Name Registration Notice**

Notice is hereby given that Sarah Urquhart, desiring to engage in business under the fictitious name of My Sarah Housekeeping located at 1761 Elbert Acres CT NE Winter Haven, FL 33881 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 11, 2025

25-01022K

FIRST INSERTION

**WINSLOW’S POINT COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

Winslow’s Point Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District’s financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with “Government Auditing Standards,” as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 (“District Manager”), in an envelope marked on the outside “Auditing Services, Winslow’s Point Community Development District.” Proposals must be received by 12:00 p.m. on July 18, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager  
July 11, 2025

25-01027K

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
53-2025CP-001599-A000-BA  
Division 14  
IN RE: ESTATE OF  
WILLIAM ANTHONY  
D’AGOSTINO  
Deceased.**

The administration of the estate of William Anthony D’Agostino, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 11, 2025.

**Personal Representative:**  
**Theresa D’Agostino**  
8 Gerry Avenue  
South Portland, Florida 04106  
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 11, 18, 2025

25-01019K

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

123 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100







--- ESTATE ---

FIRST INSERTION

**Notice to Creditors**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 000353**  
**IN RE: ESTATE OF**  
**ROBERT JAMES KIRSOP,**  
**Deceased.**

The administration of the estate of Robert James Kirsop, deceased, whose date of death was April 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 July 11, 2025.

**Personal Representative:**  
/S/ Wesley T. Dunaway  
**Wesley T. Dunaway Esq.**  
**Kovar Law Group,**  
111 N. Orange Ave., Ste. 800  
Orlando, FL 32801

Attorney for Personal Representative:  
/S/ Wesley T. Dunaway  
Wesley T. Dunaway Esq.  
E-Mail Addresses:  
wtdfilings@kovarlawgroup.com  
Florida Bar No. 98385  
Kovar Law Group  
111 N. Orange Ave., Ste. 800  
Orlando, FL 32801  
Telephone: 407-603-6652  
July 11, 18, 2025                      25-01014K

# PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**  
and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business  
Observer**

1V20878\_V14

# Q&A

## What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

## 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.

## 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.

## 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.

## 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**

1V18337\_V28



--- SALES / ACTIONS---

FIRST INSERTION		
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO. 2020-CA-2770</b> <b>WELLS FARGO BANK, N.A., SUCCESSOR TO WACHOVIA BANK, N.A.</b> <b>Plaintiff, v.</b> <b>LIVEABLE SOLUTIONS LLC; JAMES J. PALAWSKI; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.</b> Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 24, 2025, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT(S) 9, BLOCK A OF COLLEGE HEIGHTS, UNIT 3 AS RECORDED IN PLAT BOOK 45, PAGE 8, ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 1723 STAUNTON AVE, LAKELAND, FL 33803-2551 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on July 29, 2025 beginning at 10:00 AM. 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 at St. Petersburg, Florida this 3 day of July, 2025. eXL Legal, PLLC Designated Email Address: <a href="mailto:efiling@exlegal.com">efiling@exlegal.com</a> 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Peter E. Lanning Peter E. Lanning FL Bar No. 562221 1000007675 July 11, 18, 2025		
25-01012K		

FIRST INSERTION		
<b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2024CA003019000000</b> <b>AMWEST FUNDING CORP,</b> <b>Plaintiff, v.</b> <b>NIAN MU LI, et al,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 24, 2025 and entered in Case No. 2024CA003019000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NIAN MU LI, are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on July 29, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 56, ASTONIA NORTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 188, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 1022 JOHN JACOB RD, DAVENPORT, FL 33837 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF		
THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI   BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 <a href="mailto:fcpleadings@ghidottiberger.com">fcpleadings@ghidottiberger.com</a> July 11, 18, 2025		
25-01013K		

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 2023CA005439000000</b> <b>FREEDOM MORTGAGE CORPORATION,</b> <b>Plaintiff, vs.</b> <b>CORY BEAMON BARNHILL, et al., Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 20, 2025 in Civil Case No. 2023CA005439000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Cory Beamon Barnhill, 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 4th day of August, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to wit: Lot 20, COUNTRY WALK OF WINTER HAVEN PHASE 2, according to the plat as recorded in		
Plat Book 177, Pages 7 and 8, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: <a href="mailto:MRService@mccalla.com">MRService@mccalla.com</a> Fla. Bar No.: 146803 23-06932FL July 11, 18, 2025		
25-01036K		

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO.</b> <b>2023CA-000344-0000-00</b> <b>CARRINGTON MORTGAGE SERVICES LLC</b> <b>Plaintiff, vs.</b> <b>UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER WILLIAMS, DECEASED, et. al., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023CA-000344-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER WILLIAMS, DECEASED, et. al., are Defendants, Clerk of Circuit Court, Stacy M. Butterfield will sell to the highest bidder for cash at www.polk.realforeclose.com, on August 18, 2025 at 10:00 AM, the following described property:		
LOT 23, VILLAGE ESTATES UNIT NUMBER TWO, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302. 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 8th day of July, 2025. GREENSPOON MARDER, LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: <a href="mailto:gmlaw.com">gmforeclosure@gmlaw.com</a> Email: <a href="mailto:Karissa.Chin-Duncan@gmlaw.com">Karissa.Chin-Duncan@gmlaw.com</a> By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 22-000677-01 / 58341.1642 / Jean Schwartz July 11, 18, 2025		
25-01032K		

FIRST INSERTION		
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.</b> <b>2023CA-006233-0000-00</b> <b>COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION</b> <b>Plaintiff(s) VS.</b> <b>RICHARD A. ADAMS, UNKNOWN SPOUSE OF RICHARD A ADAMS Defendant(s)</b> Notice is hereby given that pursuant to a Final Judgment entered on APRIL 24, 2024, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: LOT 16, COUNTRY WALK OF WINTER HAVEN, ACCORDING TO THE PLAT AS RECORDED IN FLAT BOOK 167, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 3120 COUNTRY CLUB CIRCLE, WINTER HAVEN, FL 33881 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 31ST day of JULY, 2025.		
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 26th day of June, 2025. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Carolyn Mack Deputy Clerk Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 July 11, 18, 2025		
25-01003K		

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2024CA002980000000</b> <b>DIVISION: 15</b> <b>CITIBANK, N.A. AS TRUSTEE FOR EFMT 2022-4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2022-4,</b> <b>Plaintiff, vs.</b> <b>FREEDOM FLIPPING ACADEMY, LLC; JEANS FARAH GASTON; CITY OF LAKELAND, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b> NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on June 20, 2025, in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, STACY M. BUTTERFIELD, CPA, the Clerk of Court will on JULY 25, 2025 at 10:00 a.m. at <a href="http://www.polk.realforeclose.com">http://www.polk.realforeclose.com</a> offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk County, Florida: FROM THE NORTHEAST CORNER OF LOT 19 OF THE RESUBDIVISION OF LAKEHURST SUBDIVISION, LAKELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE NORTH 73 DEGREES 28 MINUTES WEST,		
200.20 FEET ALONG THE NORTHERN BOUNDARY OF SAID LOT 19 TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; CONTINUE NORTH 73 DEGREES 28 MINUTES WEST, 105.75 FEET; RUN THENCE SOUTH 18 DEGREES 11 MINUTES 40 SECONDS WEST 143.00 FEET (FIELD) 141.69 (PLAT); RUN THENCE SOUTH 71 DEGREES 30 MINUTES EAST, 75.50 FEET; RUN THENCE NORTH 34 DEGREES 12 MINUTES EAST, 118.65 FEET; RUN THENCE NORTH 13 DEGREES 40 MINUTES 17 SECONDS EAST, 32.70 FEET TO THE POINT OF BEGINNING. Property Address: 842 CHANNING ROAD, LAKELAND, FL 33805 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: July 3, 2025 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: <a href="mailto:adixon@mtglaw.com">adixon@mtglaw.com</a> E-Service: <a href="mailto:servicefl@mtglaw.com">servicefl@mtglaw.com</a> July 11, 18, 2025		
25-01002K		

FIRST INSERTION		
<b>NOTICE OF ACTION</b> <b>Constructive Service of Process</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>Case No. 53-2025-CA-001416</b> <b>Honorable Judge:</b> <b>Swenson, Jennifer Anne</b> <b>PLANET HOME LENDING, LLC</b> <b>Plaintiff, vs.</b> <b>ANTHONY COLLIER; CECILIA A. VANHOUSE; LACHELLE L. COLLIER; CARI A. EVANS LARKIN; JESSIE COLE COLLIER; KAREN COLLIER; JENNIFER COLE COLLIER; BRIAN COLLIER; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants,</b> TO: KAREN COLLIER Last Known Address: 909 Outback Dr., Ronda, NC 28670 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 4905 Herdon Dr, Auburndale, FL 33823, and more particularly described as follows: LOTS 7 AND 8, HERNDON WOODS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 1998 MOBILE HOME LOCATED THEREON - MODEL NAME OR MODEL NO. DWHM, SERIAL NUMBER #LFL2448AB. TAX ID: 242812-178757-000070 COMMONLY KNOWN AS		
4905 Herdon Dr, Auburndale, FL 33823. has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, August 13, 2025, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON July 8, 2025 Stacy M. Butterfield, CPA Polk County Clerk of Court and Comptroller (SEAL) Asuncion Nieves As Deputy Clerk Matthew T. Wasinger, Esquire, the Plaintiff's attorney, 605 E. Robinson Street, Suite 730, Orlando, FL 32801 July 11, 18, 2025		
25-01034K		

FIRST INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2024CA002935000000</b> <b>SELECT PORTFOLIO SERVICING, INC,</b> <b>Plaintiff, vs.</b> <b>DAVID JOHAN RODRIGUEZ ROJAS; CLAUDIA VERDIN; LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC.; THE RETREAT AT LEGACY PARK HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</b> TO: DAVID JOHAN RODRIGUEZ ROJAS LAST KNOWN ADDRESS 205 KETTERING RD DAVENPORT, FL 33897 TO: CLAUDIA VERDIN LAST KNOWN ADDRESS 924 N MAGNOLIA AVE STE 202 ORLANDO, FL 32803 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: LOT 210, LEGACY PARK - PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK		
127, PAGES 16 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, <a href="mailto:answers@dallegal.com">answers@dallegal.com</a> , within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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: August 4, 2025 DATED ON June 27, 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By: Asuncion Nieves As Deputy Clerk Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, <a href="mailto:answers@dallegal.com">answers@dallegal.com</a> 1162-205225 / UL July 11, 18, 2025		
25-01000K		

FIRST INSERTION		
<b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2024-CC-005898</b> <b>LAKEMARION GOLF RESORT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,</b> <b>PLAINTIFF, V.</b> <b>PATRICK D. JOHNSON, ET AL., DEFENDANTS.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 6, 2025, followed by Order on Motion to Reschedule Foreclosure Sale dated June 23, 2025 and entered in Case No. 2024-CC-005898 of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein is Plaintiff, and PATRICK D. JOHNSON and UNKNOWN SPOUSE OF PATRICK D. JOHNSON are Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash: [X ] <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a> , the Clerk's website for online auctions, at 10:00 A.M., on the 29th day of July, 2025 the following described property as set forth in said Final Judgment, to wit: Lot 97 of LAKE MARION GOLF RESORT, according to the Plat thereof as recorded in Plat Book 112, Pages 35-38, of the Public Records of Polk County, Florida. A/K/A: 706 Lake Marion Gold Resort Dr., Kissimmee, FL 34759		
A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE. I HEREBY CERTIFY a copy of the foregoing was served by first class United States mail or e-mail to Patrick D. Johnson, 706 Lake Marion Gold Resort Dr., Kissimmee, FL 34759 and Unknown Spouse of Patrick D. Johnson, 706 Lake Marion Gold Resort Dr., Kissimmee, FL 34759, on this 2nd day of July, 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: <a href="mailto:cofoservice@mail@beckerlawyers.com">cofoservice@mail@beckerlawyers.com</a> BY: K. Joy Mattingly Florida Bar #17391 L32803/426367/27085507 July 11, 18, 2025		
25-01001K		

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option OR e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

11/02/20



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<p><b>AMENDED NOTICE OF ACTION - CONSTRUCTIVE SERVICE - PROPERTY</b></p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL CIVIL DIVISION CASE NO. 2025-CA-000701</p> <p><b>LLOYDS BANK plc f/k/a LLOYDS TSB BANK plc, a United Kingdom public limited company, Plaintiff, v. DAVID SMITH a/k/a DAVID CHARLES SMITH, THE UNKNOWN SPOUSE OF DAVID SMITH a/k/a DAVID CHARLES SMITH, LOUISE JACKSON, THE UNKNOWN SPOUSE OF LOUISE JACKSON, LAKESIDE VILLAS AT PROVIDENCE VILLAGE ASSOCIATION, INC., a Florida not for profit corporation, PROVIDENCE COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, the STATE OF FLORIDA, LAKE WALES HOSPITAL CORPORATION d/b/a LAKE WALES MEDICAL CENTER, a Florida corporation, MIDLAND FUNDING LLC, a Delaware limited liability company, STACY M. BUTTERFIELD, as Clerk of the Circuit Court for the Tenth Judicial Circuit for Polk County, Florida, the FLORIDA DEPARTMENT OF CORRECTIONS, et al., Defendants.</b></p> <p>TO: THE UNKNOWN SPOUSE OF DAVID SMITH A/K/A DAVID CHARLES SMITH; THE UNKNOWN SPOUSE OF LOUISE JACKSON; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ABOVE NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN- KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DE- VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, AND ALL OTHERS WHOM IT MAY CONCERN:</p> <p>YOU ARE NOTIFIED that an ac- tion to foreclose a certain mortgage and security interest, on real and personal property, intangibles and other collat- eral, as described in that certain Mort-</p>		<p>gage recorded on October 22, 2008, in Official Records Book 7743, page 2151, of the public records of Polk County, Florida, and other associated and unre- corded loan documents, all with respect to the property as described below, and seeking other relief;</p> <p>Lot 88, LAKESIDE VILLAS AT PROVIDENCE - PHASE I, ac- cording to the plat thereof as re- corded in Plat Book 145, Page(s) 7 through 19, of the Public Re- cords of Polk County, Florida. TOGETHER with all buildings and improvements of every kind and description now or hereafter erected or placed thereon with all rents, issues and profits which may arise or may be had from any portion or all of the prem- ises, and all materials intended for construction, reconstruction, alteration and repairs of such improvements now or hereaf- ter erected thereon, all of which materials shall be deemed to be included within the premises immediately upon the delivery thereof to the premises; TOGETHER with all fixtures, chattels and articles of personal property now or hereafter owned by Mortgagor and attached to or used in connection with said premises, including but not lim- ited to furnaces, boilers, oil burn- ers, radiators and piping, coal stokers, plumbing and bathroom fixtures, refrigeration, air condi- tioning and sprinkler systems, washtubs, sinks, gas and electric fixtures, stoves, ranges, awnings, screens, window shades, eleva- tors, motors, dynamos, refrigera- tors, kitchen cabinets, incinera- tors, plants and shrubbery and all other equipment and ma- chinery, appliances, fittings and fixtures of every kind in or used in the operation of the buildings standing on said premises, to- gether with any and all renewals and replacements thereof and additions thereto, whether or not the same are or shall be attached to said land or buildings in any manner.</p> <p>has been filed against you and you are</p>	
FIRST INSERTION		FIRST INSERTION	
<p><b>NOTICE OF SALE</b></p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.</p> <p>532024CA000404000000</p> <p><b>NEXUS NOVA LLC; Plaintiff, vs. NATHAN W MILLER, ET.AL; Defendants</b></p> <p>NOTICE IS GIVEN that, in accordance with The Order Granting Plaintiff's Motion to Cancel and Reschedule Fore- closure Sale dated June 23, 2025, in the above-styled cause, I will sell to the highest and best bidder for cash begin- ning at 10:00 AM at http://www.polk. realforeclose.com, on July 28, 2025, the following described property:</p> <p>Lot 18, VILLAGE PARK, a sub- division according to the plat thereof recorded in Plat Book 78, Page 15, of the Public Re- cords of Polk County, Florida. Together With a 1990 GLEN Mobile Home ID #FLFLK79A- O8767GL, Title #48609975 and ID #FLFLK79BO8767GL, Title #48665695, permanently affixed thereto.</p> <p>Property Address: 435 VIL- LAGE CIR SW, WINTER HA- VEN, FL 33880</p> <p>ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS</p>		<p>AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID- ED HEREIN.</p> <p>TENTH</p> <p>I HEREBY CERTIFY that a true and correct copy of the foregoing was delivered via US Mail and/or Federal Express this 7 day of July, 2025, to the following</p> <p>If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Donna Evertz, Esq. FBN. 19232 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 25-01307 / CASE NO.: 532024CA000404000000 July 11, 18, 2025</p>	
FIRST INSERTION		FIRST INSERTION	
<p><b>NOTICE OF SALE</b></p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.</p> <p>532023CA003333000000</p> <p><b>MIDFIRST BANK Plaintiff, v. KATHRYN MARIE PRICE; KENNETH ROBERT DEWYER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; HIGHLAND MEADOWS 6 HOMEOWNERS ASSOCIATION, INC.</b></p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure en- tered on June 05, 2025, in this cause, in the Circuit Court of Polk County, Flori- da, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Flori- da, described as: LOT 6, RESERVE OF HIGH- LAND MEADOWS, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE(S) 41 AND 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 327 EAGLECREST DR, HAINES CITY, FL 33844-7755 at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, at 10:00 AM, on August 01, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 3, UNIT 4 OF AN UNRE- CORDED PLAT OF PLEASANT ACRES, MORE PARTICULAR- LY DESCRIBED AS FOLLOWS: FROM THE NW CORNER OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, RUN SOUTH 00°36'30" WEST, ALONG THE WEST LINE OF SAID SECTION, 33.0 FEET; RUN THENCE SOUTH 89°21' EAST, PARALLEL TO THE NORTH LINE OF SAID SEC-</p>		<p>ION, 223.0 FEET, TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 89°21' EAST, 84.16 FEET; RUN THENCE SOUTH 26°51' EAST, 78.02 FEET; RUN THENCE SOUTH 63°09' WEST, 110.0 FEET; RUN THENCE NORTH 29°21' WEST, 22.52 FEET; RUN THENCE NORTH 00°36'30" EAST, 120.0 FEET, TO THE POINT OF BEGINNING. Property Address: 6701 CY- PRESS DRIVE, LAKE WALES, FL 33898 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 accor- dance 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 8 day of July, 2025. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-144057 - RaO July 11, 18, 2025</p>	
FIRST INSERTION		FIRST INSERTION	
<p><b>NOTICE OF ACTION</b></p> <p>IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.:</p> <p>2025CC-000838-0000-00</p> <p><b>TEN ROCKS MHP, LLC, Plaintiff, vs. DAVID WEAVER, KATHLEEN WEAVER, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES. Defendants.</b></p> <p>TO: Kathleen Weaver 3925 North Combee Road Lot No. 18 Lakeland, Florida 33805</p> <p>YOU ARE NOTIFIED that a De- claratory Action as to that certain single-wide mobile home and all per- sonal items, appliances, and fixtures contained therein located at: 3925 North Combee Road, Lot No. 18, Lakeland, Florida 33805 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vata- laro, 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 im- mediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County, Florida. Default Date: 7-28-25 Dated: 6-19-25</p> <p>Stacy M. Butterfield Polk County Clerk of Court (SEAL) By: Ashley Saunders Deputy Clerk</p>			

## SUBSEQUENT INSERTIONS

### --- ACTIONS ---

FOURTH INSERTION		
<div><div><div><div><div>NOTICE OF ACTION FOR PETITION TO ESTABLISH PATERNITY</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No. 532025DR002974</div><div>IN RE: DENNIS PHILIP SARDELLA Petitioner, and ALTAMERE MIRACLE RENEE LONG, Respondent.</div><div>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 de- fenses, if any, to attorney for DENNIS PHILIP SARDELLA, Markos D. Eug- enios, Esq. whose address is 2431 Aloma Ave, Suite 124, Winter Park, FL 34794, eugenioslaw@ outlook.com on or be- fore _____ and file the original with the clerk of Court at 200 Govern- ment Center Blvd. Haines City, FL 33844, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings. CLERK OF THE CIRCUIT COURT June 20, 27; July 4, 11, 2025 25-00912K</div></div></div></div></div>		



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SALES / ESTATE / PUBLIC SALES ---

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SECOND INSERTION

AMENDED NOTICE OF ACTION  
BY PUBLICATION  
(Notice by Publication)  
IN THE CIRCUIT COURT OF THE  
TENTH CIRCUIT IN AND FOR  
POLK COUNTY, FLORIDA  
CASE NO: 2025 CA 001365  
KATC, LLC, a Florida Limited  
Liability Company,  
Plaintiff, vs.  
SAMPAIO&ROSA, LLC, et al,  
Defendants.  
TO: TO THE FOLLOWING ENTITY  
WHOSE LOCATION IS UNKNOWN:  
SAMPAIO&ROSA, LLC, and any and  
all unknown heirs, devisees, grantees,  
creditors, and other unknown persons  
claiming by, through and under the  
above-named individuals, whose last  
known addresses are unknown, or all  
others who may have an interest in the  
above action.  
YOU ARE NOTIFIED that a Verified  
Complaint For Foreclosure has been  
filed in this court and you are required  
to serve a copy of your written defenses,  
if any, to it on the Plaintiff's Attorney,  
whose name and address is Spencer M.  
Gledhill, of the law firm of Fasset, 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

relief demanded in the complaint.  
Failure to serve and file written de-  
fenses as required may result in a judg-  
ment or order for the relief demanded,  
without further notice.  
If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Office of the Court Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
WITNESS my hand and Seal of this  
Court on June 27, 2025.  
Default Date: August 4, 2025  
I HEREBY CERTIFY that the Clerk  
sent a true copy of the foregoing as well  
as a copy of the Verified Complaint fur-  
nished via U.S. Mail this 27 day of June  
2025, to: SAMPAIO&ROSA, LLC,  
1563 Ely Ct, Kissimmee, FL 34744 (last  
known address).  
Stacy M. Butterfield  
CLERK OF THE COURT  
(SEAL) By Asuncion Nieves  
As Deputy Clerk  
Spencer M. Gledhill,  
Fasset, Anthony & Taylor, P.A.,  
1325 West Colonial Drive,  
Orlando, FL 32804  
July 4, 11, 18, 25, 2025 25-00980K

THIRD INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN  
AND FOR POLK COUNTY FLORIDA  
CASE NO.: 2025-CA-001540  
AGUILO APPRAISAL GROUP LLC,  
Plaintiff, V.  
ALICE MAE MOORE,  
Defendants.  
TO: ALICE MAE MOORE  
316 TRIPOLI RD  
DAVENPORT, FL 33896  
YOU ARE NOTIFIED that an action  
to quiet title on the following property  
in Polk County, Florida:  
THE FOLLOWING DE-  
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 writ-  
ten 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 pub-  
lication of this Notice, and file the origi-  
nal with the Clerk of this Court, at 255  
N Broadway Ave, Bartow, FL 33830 be-  
fore 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
DATED this 10 day of June 2025.  
Stacy M. Butterfield  
Clerk of the Circuit Court  
By: Tamika Joiner  
The Law Office of  
C.W. Wickersham, Jr., P.A.,  
Plaintiffs attorney, at  
2720 Park Street,  
Suite 205,  
Jacksonville, Florida, 32205,  
Phone Number: (904) 389-6202  
June 27; July 4, 11, 18, 2025  
25-00933K

Q&A

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.

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

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

W/8237\_V20

SECOND 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 attor-  
ney 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 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 prop-  
erty held at the time of the decedent's  
death by the decedent or the decen-  
dent's surviving spouse is property to  
which the Florida Uniform Disposi-  
tion 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 un-  
der 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.  
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

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25CP-1915  
Division Probate  
IN RE: ESTATE OF  
LILLIAN C. BARBER  
Deceased.  
The administration of the estate of  
Lillian C. Barber, deceased, whose date  
of death was February 26, 2024, is  
pending in the Circuit Court for Polk  
County, Florida, Probate Division, the  
address of which is Post Office Drawer  
9000, Bartow, Florida 33830. The  
names and addresses of the personal  
representative and the personal repre-  
sentative'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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.  
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:  
/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  
E-Mail:  
charlotte@stonelawgroupfl.com  
Secondary E-Mail:  
tami@stonelawgroupfl.com  
July 4, 11, 2025 25-00974K

THE PERSONAL REPRESENTATIVE HAS NO  
DUTY TO DISCOVER WHETHER ANY PROP-  
ERTY 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 AP-  
PLY, UNLESS A WRITTEN DEMAND IS MADE  
BY A CREDITOR AS SPECIFIED UNDER S.  
732.2211, FLORIDA STATUTES. THE WRIT-  
TEN DEMAND MUST BE FILED WITH THE  
CLERK.  
ALL OTHER CREDITORS OF THE DECEDENT  
AND OTHER PERSONS HAVING CLAIMS OR  
DEMANDS AGAINST DECEDENT'S ESTATE  
MUST FILE THEIR CLAIMS WITH THIS COURT  
WITHIN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME  
PERIODS SET FORTH 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 SIGGLOW  
602 INDIAN CREEK DR  
WILKES BARRE, PA 18702  
ATTORNEY FOR PERSONAL REPRESENTATIVE:  
CAROL J. WALLACE  
Charlotte C. Stone, Esq.  
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

THIRD 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.  
SEDDLEY A. MILLS, deceased and  
all others claiming by, through and  
under SEDLEY A. MILLS, deceased,  
DOROTHY I. MILLS, deceased  
and all others claiming by, through  
and under DOROTHY I. MILLS,  
deceased, SUSAN MICHELLE  
HAMMER and LAKE WALES  
ESTATE ASSOCIATION, INC.,  
Defendant,  
TO: SEDLEY A. MILLS, deceased  
and 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  
property in Polk County, Florida:  
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 num-  
bered tract in an unrecorded plat  
of Lake Wales Estates and more  
particularly as follows:  
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.

attorney, whose address is 4767 New  
Broad Street, Orlando, FL 32814, tele-  
phone number (407) 514-2692, on or  
before July 28th, 2025, and file the origi-  
nal 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
DATED 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

SAVE TIME

E-mail your Legal Notice  
legal@businessobserverfl.com

W/8237\_V07

SECOND 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 Win-  
slow's Point Community Development  
District ("District") intends to use the  
uniform method of collecting non-ad  
valorem special assessments to be lev-  
ied by the District pursuant to Section  
197.3632, *Florida Statutes*. The Board  
of Supervisors of the District will con-  
duct 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 resolu-  
tion 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 valor-  
em special assessments for the purpose  
of financing, acquiring, maintaining  
and/or operating community develop-  
ment facilities, services and improve-  
ments within and without the boundar-  
ies of the District, which may consist of,  
among other things, roadways, potable  
water distribution system, reclaimed  
water distribution system, wastewater  
system, stormwater management im-  
provements, landscape and hardscape,  
and other lawful improvements or ser-  
vices within or without the boundaries

of the District.  
Owners of the properties to be as-  
sessed and other interested parties  
may appear at the public hearing and  
be heard regarding the use of the Uni-  
form Method. This hearing is open to  
the public and will be conducted in ac-  
cordance with the provisions of Florida  
law. The public hearing may be contin-  
ued to a date, time, and location to be  
specified on the record at the hearing.  
There may be occasions when Super-  
visors or District Staff may participate  
by speaker telephone. Pursuant to pro-  
visions of the Americans with Disabili-  
ties Act, any person requiring special  
accommodations at this meeting be-  
cause of a disability or physical impair-  
ment 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 re-  
spect 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 tes-  
timony and evidence upon which such  
appeal is to be based.  
District Manager  
July 4, 11, 18, 25, 2025 25-00977K

THIRD 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 ("Par-  
cel 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, tele-  
phone number (407) 514-2692, on or  
before July 28th, 2025, and file the origi-  
nal 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
DATED 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

THIRD 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.  
SEDDLEY A. MILLS, deceased and  
all others claiming by, through and  
under SEDLEY A. MILLS, deceased,  
DOROTHY I. MILLS, deceased  
and all others claiming by, through  
and under DOROTHY I. MILLS,  
deceased, SUSAN MICHELLE  
HAMMER and LAKE WALES  
ESTATE ASSOCIATION, INC.,  
Defendant,  
TO: SEDLEY A. MILLS, deceased  
and 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  
property in Polk County, Florida:  
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 num-  
bered tract in an unrecorded plat  
of Lake Wales Estates and more  
particularly as follows:  
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 writ-  
ten 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, tele-  
phone number (407) 514-2692, on or  
before 7-28-25, and file the original  
with the Clerk of this Court either be-  
fore 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 or-  
der to participate in this proceeding,  
you are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Office of the Court Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
DATED this 18 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,  
(407) 514-2692  
June 27; July 4, 11, 18, 2025  
25-00936K

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

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

Rarely do consumers specifically search online for public notices.

W/8237\_V12



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SALES / ACTIONS / ESTATE ---

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

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

SECOND 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 HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, VS.**  
**JOSHUA GAMALIER BONILLA; UNKNOWN SPOUSE OF JOSHUA GAMALIER BONILLA, et al, Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure dated June 20, 2025 in Case No. 2024CA003216000000 in the Circuit Court in and for Polk County, Florida wherein LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and JOSHUA GAMALIER BONILLA, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on JULY 25, 2025. ( ) www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:  
LOT 31, LAKESIDE LANDINGS PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 5 THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA  
A/K/A: 3325 ROYAL TERN DRIVE, WINTER HAVEN, FL 33881. Dated: June 27, 2025  
ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
FLORIDA COMMUNITY LAW GROUP, P.L.  
Attorneys for Plaintiff  
P.O. Box 292965  
Davie, FL 33329-2965  
Tel: (954) 372-5298  
Fax: (866) 424-5348  
Email: jared@flcg.com  
By: /s/ Jared Block  
Jared Block, Esq.  
Florida Bar No. 90297  
SERVICE LIST  
CASE NO. 2024CA003216000000  
FLORIDA COMMUNITY LAW GROUP, P.L.  
P.O. BOX 292965  
DAVIE, FL 33329-2965  
JARED@FLCLG.COM  
JOSHUA GAMALIER BONILLA  
3325 ROYAL TERN DRIVE  
WINTER HAVEN, FL 33881  
July 4, 11, 2025  
25-00984K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-003726**  
**IN RE: ESTATE OF MARLENNE TEC, Deceased.**

The administration of the estate of MARLENNE TEC, deceased, whose date of death was OCTOBER 28, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.  
The date of first publication of this notice is: July 4, 2025.  
**MATTHEW MCCONNELL**  
**Personal Representative**  
809 Walkerbilt Road, Suite 6  
Naples, FL 34110  
MATTHEW MCCONNELL, Esq.  
Attorney for Personal Representative  
Florida Bar No. 126161  
Dickman Law Firm  
P.O. Box 111868  
Naples, FL 34108  
T: (239) 434-0840  
F: (239) 434-0940  
matthew@dickmanlawfirm.org  
July 4, 11, 2025  
25-00994K

SECOND INSERTION

**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
TIME:	10:00 a.m.
LOCATION:	Solterra Resort Amenity Center 5200 Solterra Boulevard Davenport, Florida 33837

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("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 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 change at the hearing:

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

The proposed O&M Assessments as stated include collection costs and/or early 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. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude

July 4, 11, 2025

SECOND 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 FFMILT TRUST 2006-FF4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF4, Plaintiff, vs.**  
**704 FISHER DR, LLC; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE MASTER ASSOCIATION, INC.; TRINITY FINANCIAL SERVICES, LLC; UNKNOWN SPOUSE OF MARY ALFIERI; MARY ALFIERI; POINCIANA VILLAGE THREE ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of 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 FFMILT TRUST 2006-FF4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF4 is Plaintiff and 704 FISHER DR, LLC; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE MASTER ASSOCIATION, INC.; TRINITY FINANCIAL SERVICES, LLC; UNKNOWN SPOUSE OF MARY ALFIERI; MARY ALFIERI; POINCIANA VILLAGE THREE ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE

OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, 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, to-wit:  
LOT 7, BLOCK 120, POINCIANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED 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  
July 4, 11, 2025  
25-00969K

SECOND INSERTION

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

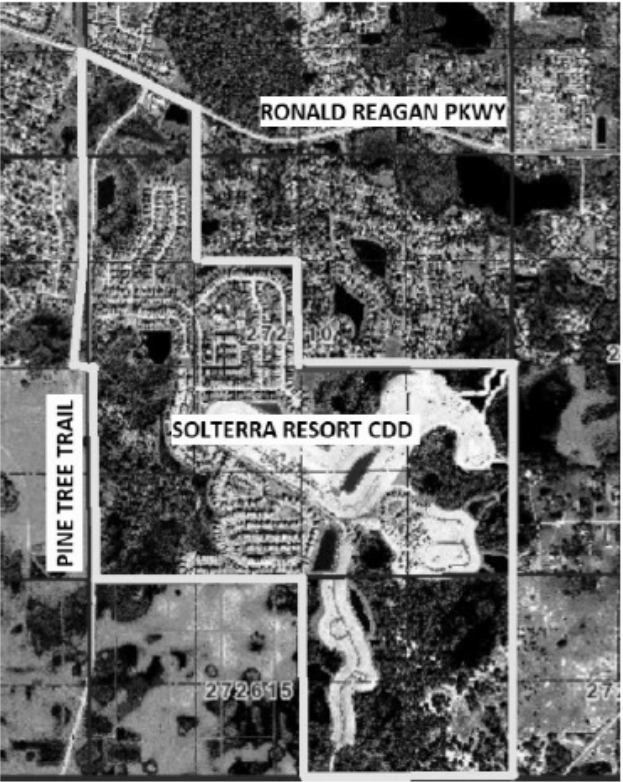
**Additional Provisions**

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



25-00995K

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2023-CA-004371**  
**WALDEN USA INVESTMENTS, INC., Plaintiff, vs.**  
**CASEY INGOLE; UNKNOWN SPOUSE OF CASEY INGOLE; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.**  
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on September 23, 2024, in this case in the Circuit Court of Polk County, Florida, the real property described as:  
THE SOUTH ONE-HALF of the following described parcel: The West 14 feet of Lot 37 and all of Lots 38 through 46, inclusive, and the North 28 feet of Lot 47 in GIBSONIA UNIT NO. 14, as shown by Map or Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 11, Page 30, LESS Road Right-of-Way for State Road 35 and 700 (U.S. 98). LESS Begin at the Northeast corner of the above described parcel; thence run South 90 degrees 00 minutes 00 seconds West along the North line of said parcel, 315.70 feet; thence run South 09 degrees 08 minutes 55 seconds East, 56.91 feet; thence run South 00 degrees 39 minutes 28 seconds West, 86.28 feet to the South line of said parcel; thence run South 89 degrees 56 minutes 55 seconds East, along said South line, 306.03 feet to the Southeast corner of said parcel; thence run North 00 degrees 00 minutes 00 seconds West along the East line of said parcel, 142.75 feet to the Point of Beginning. TOGETHER WITH an easement for ingress and egress over the Southerly 10 feet of the North one-half of the above described parcel. AND SUBJECT TO an easement for ingress and egress over the Northerly 10 feet of this South one-half.  
Parcel ID No.: 23-27-24-008500-000432  
Property Address: 5615 Highway 98 North, Lakeland, Florida 33809  
will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on July 29, 2025, at 10:00 a.m.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATE: July 1, 2025  
Gregory A. Sanoba, Esquire  
Florida Bar No. 955930  
Email: greg@sanoba.com  
Jose A. Morera II, Esquire  
Florida Bar No. 1019265  
Email: joe@sanoba.com  
THE 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



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

SECOND INSERTION

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

Description of Assessments

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

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

*\*includes collection costs and early payment discounts*

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

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

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

July 4, 11, 2025

25-00985K

SECOND INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT, IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO. 532024CA003513000000  
WINFELD HEIGHTS HOME-  
OWNERS ASSOCIATION INC, a  
Florida non-profit Corporation,  
Plaintiff, vs.  
JOEL THOMAS, et al,  
Defendant(s).  
NOTICE IS HEREBY GIVEN pur-  
suant Final Judgment of Foreclo-  
sure dated June 20, 2025 in Case No.  
532024CA003513000000 in the Cir-  
cuit Court in and for Polk County, Flor-  
ida wherein WINFELD HEIGHTS  
HOMEOWNERS ASSOCIATION  
INC, a Florida non-profit Corporation,

is Plaintiff, and JOEL THOMAS, et al,  
is the Defendant, I will sell to the high-  
est 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.  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.  
If you are a person with a disability  
who needs any accommodation in or-  
der to participate in this proceeding,  
you are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Office of the Court Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.  
Dated: June 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

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. 2023CA005433000000  
U.S. BANK TRUST COMPANY,  
NATIONAL ASSOCIATION, AS  
TRUSTEE, AS SUCCESSOR-  
IN-INTEREST TO U.S. BANK  
NATIONAL ASSOCIATION,  
AS TRUSTEE, ON BEHALF OF  
THE HOLDERS OF THE CSMC  
MORTGAGE-BACKED PASS-  
THROUGH CERTIFICATES,  
SERIES 2007-7,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF VIRGINIA S.  
NANCE, DECEASED, et al.  
Defendant(s).  
NOTICE IS HEREBY GIVEN 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, BENEFICI-  
ARIES, DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS, CREDI-  
TORS, TRUSTEES AND ALL OTHERS  
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). Sta-  
cy 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  
33823  
Any person claiming an interest in  
the surplus from the sale, if any, other  
than the property owner as of the date  
of the lis pendens must file a claim  
in accordance with Florida Statutes,  
Section 45.031.  
If you are a person with a disability  
who needs any accommodation in or-

der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled ap-  
pearance 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

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-001897  
Division Probate  
IN RE: ESTATE OF  
GEORGE BENJAMIN  
MACNAMARA  
Deceased.  
The administration of the estate of  
GEORGE BENJAMIN 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 per-  
sonal representative's attorney 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 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE  
OF THE FIRST PUBLICATION OF  
THIS NOTICE.  
ALL CLAIMS NOT FILED

WITHIN THE TIME PERIODS SET  
FORTH IN FLORIDA STATUTES  
SECTION 733.702 WILL BE FOR-  
EVER 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 sur-  
viving spouse (if any) is property to  
which the Florida Uniform Disposi-  
tion of Community Property Rights at  
Death Act as described in Florida Stat-  
ute Sections 732.216-732.228, applies,  
or may apply, unless a written demand  
is made by a creditor as specified under  
Florida Statutes section 732.221.  
The date of first publication of this  
notice is July 4, 2025.  
Personal Representative:  
GEORGE BENJAMIN  
MACNAMARA, II  
601 Owl Tree Way  
Ocoee, Florida 34761  
Attorney for Personal Representative:  
Justin Ford, Esquire  
E-mail Addresses:  
justin.ford@nelsonmullins.com,  
chris.perez@nelsonmullins.com  
Florida Bar No. 1045598  
Nelson Mullins Riley  
and Scarborough LLP  
390 North Orange Avenue, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 669-4391  
088968/00001  
July 4, 11, 2025

25-00997K

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. 532024CA001149000000  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
Jade-Thomas A. Soto,  
Defendant.  
NOTICE IS HEREBY GIVEN pursu-  
ant to the Final Judgment and/or Order  
Rescheduling Foreclosure Sale, entered  
in Case No. 532024CA001149000000  
of the Circuit Court of the TENTH Ju-  
dicial 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

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 be-  
fore the clerk reports the surplus as  
unclaimed.  
If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863) 534-  
4686, at least 7 days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing or  
voice impaired, call 711.  
Dated this 25th day of June, 2025.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 24-F00493  
July 4, 11, 2025

25-00968K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR  
POLK COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 2024CA002992000000  
VALLEY STRONG CREDIT UNION,  
Plaintiff, vs.  
MELODY RICHARDI A/K/A  
MELODY MURPHY A/K/A  
MELODY PATE RICHARDI A/K/A  
MELODY BURKEY, et al.,  
Defendant.  
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 UNION 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-  
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 addi-  
tional right-of-way, Block P of

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 be-  
fore the clerk reports the surplus as  
unclaimed.  
If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.  
By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
23-06479FL  
July 4, 11, 2025

25-00991K

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.



25-00973K



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

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

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

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

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

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

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

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

Proposed Debt Assessments

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

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

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

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

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

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

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2025-30

[DECLARING RESOLUTION]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION</p> <p><b>CASE NO.: 2024-CA-002589</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC,</b> Plaintiff, vs. <b>STEPHEN MARCUS GRAHAM, et al.,</b> Defendants.</p> <p>NOTICE OF SALE IS HEREBY GIVEN 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 <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a>, 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:</p> <p>LOT 8, HARRIS SUBDIVISION, 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.</p> <p>Also known as 8725 SELPH RD, LAKELAND, FL 33810 (the "Property").</p> <p>together with all existing or subsequently erected or affixed buildings, improvements and fixtures.</p> <p>Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 16th day of June 2025</p> <p>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</p> <p>July 4, 11, 202525-00979K</p>		<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 2022CA003219000000</b></p> <p><b>PENNYMAC LOAN SERVICES, LLC,</b> Plaintiff, vs. <b>COREY J. BROWN; JAMIE DRISKELL BROWN; TERRALARGO COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,</b> Defendant(s).</p> <p>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 COREY J. &amp; 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: <a href="https://polk.realforeclose.com">https://polk.realforeclose.com</a>, 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:</p> <p>LOT 161, TERRALARGO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 139,</p>		<p>FLORIDA.</p> <p>Property Address: 405 MAL-LARD LN, POINCIANA, FL 34759</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 27 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; 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, 202525-00972K</p>		<p><b>NOTICE AND ORDER TO SHOW CAUSE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY GENERAL CIVIL DIVISION</p> <p><b>CASE NO: 53-2025-CA-000980-0000-0004</b></p> <p><b>WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,</b> Plaintiff, v. <b>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,</b> Defendants.</p> <p>TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY 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 CAPITAL IMPROVEMENT REVENUE BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY:</p> <p>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 purpose 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</p>		<p>fully advised in the premises:</p> <p><b>NOW, THEREFORE, IT IS ORDERED</b> 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 <b>Tuesday, July 29, 2025, at 11:00 a.m.</b> before the <b>Honorable Michael P. McDaniel via Virtual Courtroom (Microsoft Teams - information below)</b>, 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. <b>The parties and public may access the hearing via their computer at <a href="https://www.jud10.flcourts.org/virtual-courtroom-links/polk-civil">https://www.jud10.flcourts.org/virtual-courtroom-links/polk-civil</a> and selecting the Polk Civil Division 04 Virtual Courtroom link, OR may dial in telephonically via Teams Meeting at 1-754-236-7165 and enter 496 259 409# as the Telephone Conference ID.</b></p> <p><b>IT IS FURTHER ORDERED</b> 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 hearing.</p> <p><b>IT IS FURTHER ORDERED</b> 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 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 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.</p> <p><b>ORDERED</b> in Polk County, Florida on June 30, 2025.</p> <p>Michael McDaniel, Circuit Judge 53-2025-CA-000980-0000-00 06/30/2025 04:33:47 PM</p> <p>Copy to: Jere Earlywine, Esquire Jere.Earlywine@KutakRock.com Victoria Avalon, Esq. vavalon@sao10.com July 4, 11, 202525-00988K</p>		<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>Case Number: 2024CA-004788-0000-00</b></p> <p><b>PRIME MERIDIAN BANK, a Florida corporation,</b> Plaintiff, vs. <b>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,</b> Defendants.</p> <p>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 MERIDIAN 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 TENANT 1 and UNKNOWN TENANT 2, are Defendants, I will sell to the highest and best bidder for cash online at <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a>, at 10:00 a.m. on the 25th day of July, 2025, the following described real as set forth in said final judgment, to wit:</p> <p>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</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Submitted by: Krista Mahalak, Esquire Peterson &amp; Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Attorney for Plaintiff</p> <p>July 4, 11, 202525-00987K</p>	
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<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO.: 2025CA001427A000BA</b></p> <p><b>CARRINGTON MORTGAGE SERVICES LLC,</b> Plaintiff, vs. <b>STEVEN W. GRAHAM; UNKNOWN SPOUSE OF STEVEN W. GRAHAM; LISA D. GRUENWALD; UNKNOWN SPOUSE OF LISA D. GRUENWALD; CARRIE L. MURPHY A/K/A CARRIE MURPHY; UNKNOWN SPOUSE OF CARRIE L. MURPHY A/K/A CARRIE MURPHY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,</b> Defendant(s).</p> <p>TO: Unknown Spouse of Lisa D. Gruenwald</p> <p>Residence Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:</p> <p>THE SOUTH 100.0 FEET OF 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 TOGETHER WITH RIGHT OF EGRESS AND INGRESS OVER THE EAST 25 FEET OF THE NORTH 528.70 FEET OF SAID W 1/2 OF E 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 11.</p> <p>ALSO:</p> <p>THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF THE SW 1/4, LESS THE SOUTH 524.75 FEET AND LESS TEH NORTH 264 FEET OF THE</p>		<p>PAGE(S) 7 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS POLK COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Todd C. Drosky, Esq. FRENKEL LAMBERT WEISMAN &amp; 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, 202525-00983K</p>		<p>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.</p> <p>Street Address: 1550 W Pipkin Road, Lakeland, Florida 33811</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg &amp; 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Default Date: August 1, 2025 Dated on JUN 24, 2025.</p> <p>Stacy M. Butterfield, CPA Clerk of said Court (SEAL) By: /s/ Asuncion Nieves As Deputy Clerk</p> <p>McCabe, Weisberg &amp; Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400093 July 4, 11, 202525-00996K</p>		<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p><b>CASE NO.: 532025CM001968000000</b></p> <p><b>TOWER MANOR MHC, LLC,</b> Plaintiff, vs. <b>TIMOTHY S. STAPLES and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,</b> Defendants.</p> <p>TO: Timothy S. Staples 29 Tower Manor Circle West Lot No. 29 Auburndale, Florida 33823</p> <p>YOU ARE NOTIFIED that an action for foreclosure has been filed against you with respect to the real property more particularly described as the:</p> <p>29 Tower Manor Circle West, Lot No. 29, Auburndale, Florida 33823</p> <p>and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.</p> <p>Dated: 6/12/2025 Default Date: 7/21/2025</p> <p>STACY M. BUTTERFIELD Polk County Clerk of Court (SEAL) By: /s/ Tamika Joiner Deputy Clerk</p> <p>Brian C. Chase, Esq., Plaintiff's attorney, 1313 North Howard Avenue, Tampa, Florida 33607 June 20, 27; July 4, 11, 202525-00989K</p>					

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OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

HILLSBOROUGH COUNTY  
hillsclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

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OFFICIAL COURTHOUSE WEBSITES

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leeclerk.org

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pascoclerk.com

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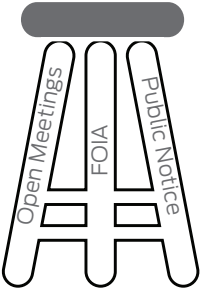
ORANGE COUNTY  
myorangeclerk.com

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# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)





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

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

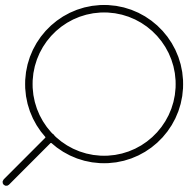


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

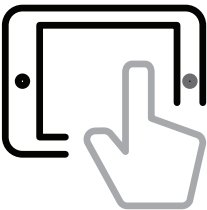
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



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

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

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

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



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