AUGUST 1 - AUGUST 7, 2025

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

POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1968 **Division Probate** IN RE: ESTATE OF TERRENCE W. DANCEY A/K/A TERRENCE WILLIAM DANCEY

Deceased. The administration of the Estate of TERRENCE W. DANCEY A/K/A TERRENCE WILLIAM DANCEY, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 SEC-TION 733.702 WILL BE FOREVER

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 August 1, 2025.

Personal Representative: Hiede Saduddin-Dancey 904 Jasmine Creek Road

Kissimmee, FL 34759 Attorney for Personal Representative: Joshua M. Sachs, Esq. E-Mail Addresses: ims@hendersonsachs.com michael@hendersonsachs.com Florida Bar No. 24277 Henderson Sachs PA 8240 Exchange Drive Ste. C6 Orlando, FL 32809 Telephone: 4078502500 August 1, 8, 2025 25-01150K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. PC25-2204 **Division Probate** IN RE: ESTATE OF LUKE J. MORROW

Deceased. The administration of the estate of Luke J. Morrow, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and

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

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative: /s/ Leona Morrow 5110 Greenglen Lane

Lakeland, Florida 33811 Attorney for Personal Representative: /s/ Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 charlotte@stonelawgroupfl.comSecondary E-Mail: tami@stonelawgroupfl.com 25-01155K August 1, 8, 2025

FIRST INSERTION

CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING

TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") will hold a public hearing on August 13, 2025 at 1:30 p.m., and at the Lake Alfred Public Library, Lake Alfred, Florida 33850. The purpose of the hearing is to receive comments on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026. A regular board meeting of the District will also be held at that 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 and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office"), during normal business hours.

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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker

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.

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

25-01156K August 1, 2025

FIRST INSERTION

HIGHLAND MEADOWS II 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 Highland Meadows II Community Development District ("District") will hold the following public hearings and regular

> August 28, 2025 4:30 P.M. Shamrock First Baptist Church LOCATION: $2661\,\mathrm{Marshall}\,\mathrm{Rd}$

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 # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
1 EAU LOT	1,462	1	\$762.60

*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 Collect 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 at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M 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 O&M Assessments, may result in a foreclosure action which also may result in a loss of August 1, 2025

title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

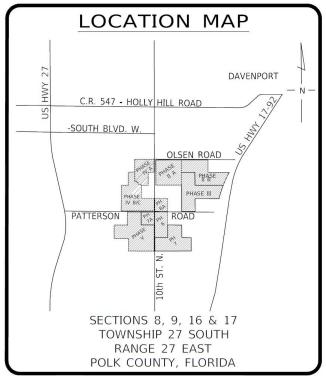
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Anchor Stone Management, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, (407) 698-5350 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.highlandmeadows2cdd.com//. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager



25-01152K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002430-A000BA IN RE: ESTATE OF MELVIN AWTREY GILMER, JR.

The administration of the estate of Melvin Awtrey Gilmer, Jr., deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33831 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands

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

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

Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF 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 August 1, 2025. Personal Representative: Donna Gilmer

1100 Rockwell Way Kissimmee, Florida 34759 Attorney for Personal Representative: David Pilcher, Attorney Bogin, Munns & Munns, P.A. P.O. Box 2807 Orlando, FL 32802 Telephone: (407) 578-1334 Fax: (407) 578-2181 E-Mail: dpilcher@boginmunns.com Sec. E-Mail: bmmservice@boginmunns.com Addl. E-Mail: kpilcher@boginmunns.com 2252059 (Notice to Creditors)

August 1, 8, 2025

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-001850 GITSIT SOLUTIONS, LLC,

Plaintiff, v. ESTATE OF AGRIPINA NICHOLSON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 9, 2025 and entered in Case No. 2024-CA-001850 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein ESTATE OF MATTHEW NICHOLSON AND ESTATE OF AGRIPINA NICHOLSON,

are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD. CPA, will sell to the highest bidder cash at www.polk.realforeclose. com on August 26, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 414, CYPRESS LAKES PHASE - 2A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 4 AND 5, OF THE PUBLIC RE-CORDS OF POLK COUNTY,

FLORIDA. and commonly known as: 2247 CY-PRESS CROSS LOOP, LAKELAND,

FL 33810 (the "Property").
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 WITHIN 60 DAYS AFTER THE SALE.

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

call 711. 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 fcpleadings@ghidottiberger.comAugust 1, 8, 2025 25-01136K POLK COUNTY

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA003144000000 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5, Plaintiff, vs. KATERIA BARNES-ASH A/K/A

KATERIA BARNES ASH; DARYL ASH A/K/A DARYL S. ASH; TRAX CREDIT UNION A/K/A TRAX FEDERAL CREDIT UNION; HUNTERS GROVE HOMEOWNERS' ASSOCIATION, INC.; MINORCAN CONSTRUCTION GROUP INC DBA FLORIDA ROOF SPECIALISTS; Defendants
NOTICE IS HEREBY GIVEN

pursuant to an Order Rescheduling the Foreclosure Sale dated July 22, 2025, and entered in Case No. 2024CA003144000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK TRUST COMPANY, NATION-AL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN IN-TEREST TO WACHOVIA BANK NA-TIONAL ASSOCIATION, AS TRUST-EE FOR AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5, is Plaintiff and KA-TERIA BARNES-ASH A/K/A KAT-ERIA BARNES ASH; DARYL ASH A/K/A DARYL S. ASH; TRAX CRED-IT UNION A/K/A TRAX FEDERAL CREDIT UNION; HUNTERS GROVE OWNERS' ASSOCIATION, MINORCAN CONSTRUC-HOMEOWNERS' INC.: TION GROUP INC DBA FLORIDA ROOF SPECIALISTS, are defendants. Stacv M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk. realforeclose.com at 10:00 a.m., on the 26TH day of AUGUST, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 109, OF HUNTERS GREENE PHASE THREE,

ACCORDING TO THE PLAT

THEREOF AS RECORDED

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

53-2025CP-002362-A000-BA

Division 14

IN RE: ESTATE OF

WILLIAM BENITEZ DELSOLAR

Deceased.

The administration of the estate of

William Benitez del Solar, deceased,

whose date of death was April 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 per-

sonal representative and the personal

representative's attorney are set forth

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

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

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 Community Property Rights at Death Act

The personal representative has no

OF THIS NOTICE ON THEM.

d must file their

File No.

FIRST INSERTION

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.

IN PLAT BOOK 127, PAGE(S)

32-33, OF THE PUBLIC RE-

CORDS OF POLK COUNTY.

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

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

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 29th day of July, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq Florida Bar #: 695734 PHH19908-24/sap August 1, 8, 2025 25-01154K

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

and other persons having claims or demands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Leslie G. Carr

480 Ski Lane

Millersville, Maryland 21108

Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is August 1, 2025.

L. Caleb Wilson, Attorney

Craig A. Mundy, P.A.

Fax: (863) 647-4580

August 1, 8, 2025

4927 Southfork Drive

Lakeland, Florida 33813

Telephone: (863) 647-3778

E-Mail: caleh@mundylaw.com

25-01127K

Florida Bar Number: 73626

NOTWITHSTANDING THE TIME

All other creditors of the decedent

must be filed with the clerk.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-4068 **Division Probate** IN RE: ESTATE OF RICHARD L. DISPENNETTE

Deceased. The administration of the estate of Richard L. Dispennette, deceased, whose date of death was August 5, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative: /s/ Maryedna Dispennette Maryedna Dispennette 5130 ABC Road, Lot 90

Lake Wales, Florida 33859 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.comSecondary E-Mail:

tami@stonelawgroupfl.com

August 1, 8, 2025 25-01138K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 532025CP002063A000BA IN RE: ESTATE OF

ROBERT JAMES HUGHES II, aka ROBERT J. HUGHES II AKA ROBERT HUGHES Deceased.

The administration of the estate of ROBERT JAMES HUGHES II, also known as ROBERT J. HUGHES II AKA ROBERT HUGHES, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer # CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 speci-fied under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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: August 1, 2025.

JACLYN C. JOHNSON Personal Representative 31341 Triborough Drive Wesley Chapel, FL 33545 Robert D. Hines, Esq.

Attorney for Personal Representative Florida Bar No. 413550 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com

25-01139K August 1, 8, 2025

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Highland Meadows II Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on August 12, 2025, at 4:30 p.m. at 2661 Marshall Rd, Haines City,

A copy of the agenda for the Meeting may be obtained on the District's website at https://www. highlandmeadows2cdd.com or by contacting the District Manager, Anchor Stone Management, LLC via mail 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, via telephone at 407-698-5350, via email at Patricia@ anchorstonemgt.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and

PUBLISH

LEGAL NOTICE

Business Observer

Call **941-906-9386**

YOUR

and select the appropriate County name from the menu option

place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the 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 Of-

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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. Patricia Thibault

District Manager August 1, 2025

25-01142K

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 08/15/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 TWIN mobile home bearing the vehicle identification numbers T24717511A and T24717511B and all personal items located inside the mobile home. Last Tenant: Judith R. St. Jean. Sale to be held at: Royal Palm Village, 3000 US Highway 17/92 West, Haines City, Florida 33844, 863-422-1086.

August 1, 8, 2025 25-01145K

FIRST INSERTION

AUGUST 1 - AUGUST 7. 2025

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.

532025CA002408A000BA FINANCE OF AMERICA REVERSE 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 INEZ H. WATSON, DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES. LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF INEZ H. WATSON, 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 mort-gage being foreclosed herein.
YOU ARE HEREBY NOTIFIED

that an action to foreclose a mortgage on the following property: COMMENCING AT THE

NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 18, TOWN-SHIP 29 SOUTHRANGE 24 EAST, RUN SOUTH 89°48'20" EAST ALONG THE NORTH BOUNDARY THEREOF 439.04 FEET TO THE POINT OF BEGINNING; THENCE

CONTINUE SOUTH 89°48'20" EAST 115.0 FEET; THENCE SOUTH 0°23'20" EAST 150.0 FEET; THENCE NORTH 89°48'20" WEST 115.0FEET; THENCE NORTH 0°23'20" WEST 150.0 FEET TO THE POINT OF BEGINNING. BE-ING LOT 20 OF THE UNRE-CORDED ORANGE VALLEY SUBDIVISION.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 9/2/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of

this Court at Polk County, Florida, this day of JUL 25 2025. Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT (SEAL) BY Ruthy 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 25-309523

August 1, 8, 2025 25-01137K

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2024CA003446000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-4 Plaintiff(s), vs. JULIAN ROBINSON; et al.,

Defendant(s).NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 22, 2025 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of August, 2025 at 10:00 AM on the following described property as set forth in said Final Judg-

ment of Foreclosure or order, to wit: LOT 418, WINDSOR ISLAND RESORT PHASE 2A, A SHORT TERM RENTAL COMMUNITY. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGE 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 3505 Lavender Drive, Davenport, FL 33897 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. Respectfully submitted, Betzy Falgas PADGETT LAW GROUP

BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 24-005019-2

FIRST INSERTION

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

532025CA000827000000 SERENO HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. ASHLEY E. JUSTICE: SEAN P. THOMAS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated July 22, 2025 in Case No. 532025CA000827000000 the Circuit Court in and for Polk County, Florida SERENO HOMEOWN-ERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and ASHLEY E. JUSTICE; SEAN P. THOMAS, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on OCTOBER 21, 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 162, SERENO PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 146, PAGES 22 THROUGH 25, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. A/K/A: 1935 MARABOU DR, DAVENPORT, FL 33896. 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,

Dated: July 25, 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

August 1, 8, 2025

25-01135K



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

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

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 24CP-2467 IN RE: ESTATE OF Jeannie Ellen Pilgrim deceased.

The administration of the estate of Jeannie Ellen Pilgrim, deceased, Case Number 24CP-2467, 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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

/s/ Donald James Pilgrim Personal Representative Address: 1543 Aberdeen Lane, Winter Haven, FL 33881 /s/ MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwill is on @mwill is on.com

Attorney for Personal Representative

August 1, 8, 2025

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Leomas Landing Community **Development District**

The Board of Supervisors (the "Board") of the Leomas Landing Community Development District (the "District") will hold a public hearing and a meeting on August 18, 2025, at 12:00 p.m. at the Holiday Inn North I-4 located at 4500 Lakeland Park Drive, Lakeland, Florida

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fis-cal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.leomascdd.org or may be obtained by contacting the District Manager's office via email at larry@hikai.com or via phone at (813) 565-4663.

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. Larry Krause

District Manager August 1, 2025

25-01141K

FIRST INSERTION

NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2025-CP-002059 Division 14

IN RE: ESTATE OF GENEVE LOUIS, Deceased.

The administration of the estate of GENEVE LOUIS, deceased, whose date of death was AUGUST 28, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. BROADWAY AVE., BARTOW, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

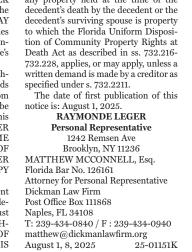
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

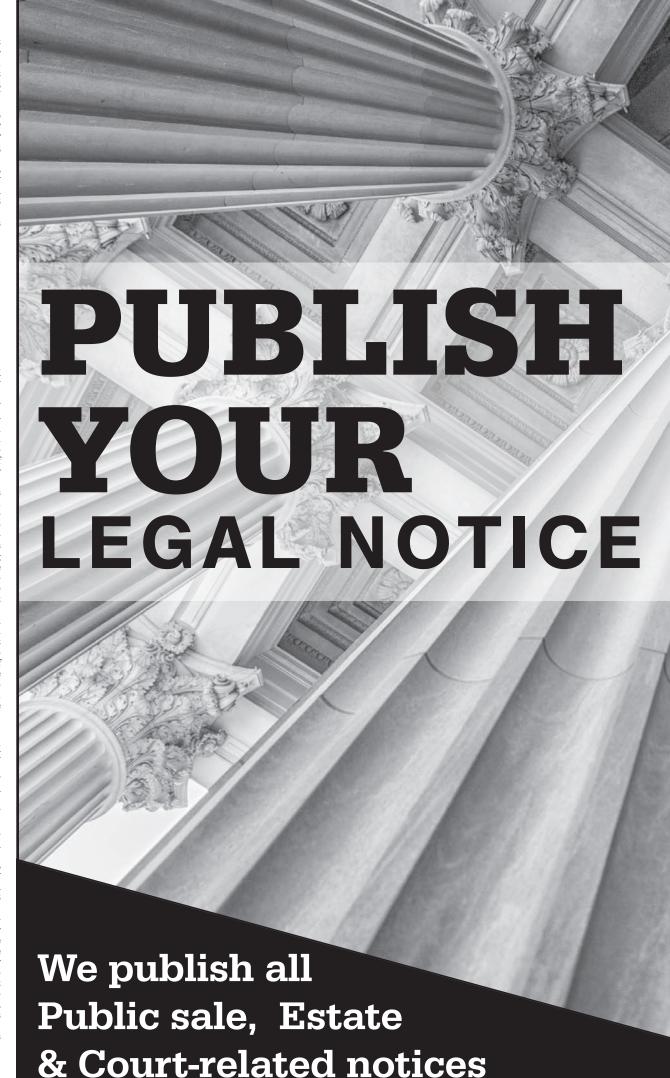
NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 732.228, applies, or may apply, unless a written demand is made by a creditor as





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--- SALES / ACTIONS ---

POLK COUNTY

FIRST INSERTION

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

CASE NO. 2025CA002136A000BA PENNYMAC LOAN SERVICES, LLC,

TERRY WARNER LANZER, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF FRED J LANZER A/K/A FRED JACOB LANZER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

(RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property: LOT 190, OF BRIARGROVE

THIRD ADDITION, ACCORD-ING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 102, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose ad-

NOTICE OF SALE IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY FLORIDA

CASE NO. 2024CA001734000000

NOTICE IS GIVEN that, in accordance

with the Order Granting Plaintiff's Mo-

tion to Reschedule Foreclosure Sale

dated July 7 2025, in the above-styled

cause, the Clerk of Court will sell to the

highest and best bidder for cash begin-

ning at 10:00 AM at http://www.polk.

realforeclose.com, on August 21, 2025,

IN POLK COUNTY, FLORIDA,

TO-WIT: LOT 1 AND 2 AND

THE WEST 3 FEET OF LOT(S)

3, BLOCK 1 OF EDENHOLME

AS RECORDED IN PLAT BOOK 13, PAGE 24, ET SEQ.,

OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA. Property Address: 550 W OAK

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

DR, LAKELAND, FL 33803

the following described property:
ALL THAT CERTAIN LAND

BANK OF AMERICA, N.A.;

FAYE D. ZDANOWICZ A/K/A

FAYE ZDANOWICZ, ET.AL;

Plaintiff, vs.

Defendants

dress is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 8/29/2025, a date which is within thirty (30) days after the first publication of this Notice in 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 demand in the complaint.

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

WITNESS my hand and seal of this Court this day of JUL 22, 2025.

STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY (SEAL) By Ruthy Pacheco As Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com

25-11999FL August 1, 8, 2025 25-01125K

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS

AS UNCLAIMED. THE COURT, IN

ITS DISCRETION MAY ENLARGE

THE TIME OF THE SALE. NOTICE

OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVID-

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

ED HEREIN.

impaired, call 711.

Andrew Arias, FBN: 89501

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (954) 772-9601

MLG No.: 24-01586 /

August 1, 8, 2025

Marinosci Law Group, P.C. 100 West Cypress Creek Road,

ServiceFL@mlg-default law.com

ServiceFL2@mlg-defaultlaw.com

CASE NO.: 2024CA001734000000

25-01132K

Attorneys for Plaintiff

FIRST INSERTION

FIRST INSERTION

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

Case No. 2024CA001665000000 Village Capital & Investment LLC, Plaintiff, vs.

Angela Giudice, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/ or Order Rescheduling Foreclo sure Sale, entered in Case No. 2024CA001665000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and Angela Giudice; Christopher Burris; United States of America on behalf of the Secretary of Housing and Urban Development 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 28th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 43, ROCKRIDGE RANCH-ETTES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY,

WITH TOGETHER

DOUBLEWIDE MO-BILE HOME WITH VIN#S 146M8445A AND 146M8445B TAX ID:

23-26-23-000550-000430 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 28th day of July, 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 Case No. 2024CA001665000000 File # 24-F00669

August 1, 8, 2025

FIRST INSERTION

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

CASE NO. 2024CA003228000000 LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION. INC., a Florida non-profit Corporation,

Plaintiff, vs. CARMEN IVETTE HERNANDEZ DOMINGUEZ; UNKNOWN SPOUSE OF CARMEN IVETTE HERNANDEZ DOMINGUEZ, et al,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated July 22, 2025 in Case No. 2024CA003228000000 the Circuit Court in and for Polk County, Florida wherein LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, is Plaintiff, and CARMEN IVETTE HERNANDEZ DOMINGUEZ, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on OCTOBER 21, 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 202, LAKESIDE LAND-INGS 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: 3236 ROYALTERN DRIVE, WINTER HAVEN, FL 33881.

25-01146K

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.

Dated: July 25, 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

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA003476000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE $MFA\ 2020\text{-}NQM2\ TRUST,$ Plaintiff, v.

PATRICK D. JOHNSON, et al., **Defendants.**NOTICE OF SALE PURSUANT TO

CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated July 22, 2025, issued in and for Polk County, Florida, in Case No. 2024CA003476000000, wherein 2024CA003476000000, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE MFA 2020-NQM2 TRUST is the Plaintiff, and PATRICK D. JOHNSON, ASSOCIATION OF POINCIANA VILLAGES, INC., LAKE MARION GOLF RESORT HOMEOWNER'S ASSOCIATION, INC. and LAKE MARION GOLF ESTATES MASTER HOMEOWNERS ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 23, 2025, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, 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. Property Address: 706 Lake Marion Golf Resort Drive,

Poinciana, FL 34759 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SUR-

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

Dated: This 29th day of July, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.comAugust 1, 8, 2025 25-01148K

paired, call 711.

FIRST INSERTION

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

Case #: 2024CA000618000000 **Mortgage Funding Corporation** Profit Sharing Plan & Trust Plaintiff, -vs.-Phyllis M. Tirado a/k/a Phyliss M. Tirado a/k/a Phyllis Tirado; Billy E. Tirado a/k/a Billy Tirado; ESL Federal Credit Union; Ally Financial Inc.; Credit Acceptance Corporation; **Unknown Parties in Possession** #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000618000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Mortgage Funding Corporation Profit Sharing Plan & Trust, Plaintiff and Phyllis M. Tirado a/k/a Phyliss M. Tirado a/k/a Phyllis Tirado are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www. polk.realforeclose.com at 10:00 A.M. on October 21, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 5 IN BLOCK 62 OF THE MAP OF LAKE WALES, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 1, PAGES 88A AND 88B, PUB-LIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-329540 FC01 GBA

August 1, 8, 2025 25-01133K

FIRST INSERTION

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

Case No.: 2025CA000935000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TONY SCHNOOR. DECEASED; TAMMY SCHNOOR, AS POTENTIAL HEIR OF THE ESTATE OF TONY SCHNOOR DECEASED; UNKNOWN SPOUSE OF JOSE J. OCASIO; CAPITAL ONE, N.A.; VELOCITY INVESTMENTS, LLC; 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 INTERESTS IN THE PROPERTY HEREIN DESCRIBED.

Defendant. To the following Defendant(s): UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, ASSIGNEES. LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TONY SCHNOOR, DE-CEASED

(LAST KNOWN ADDRESS: 1921 SYLVESTER RD, LAKELAND, FL 33803)

and TAMMY SCHNOOR, AS POTENTIAL HEIR OF THE ESTATE OF TONY SCHNOOR, DECEASED (LAST KNOWN ADDRESS: 420 W CRESCENT DR LAKELAND FL

33805 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 3, BLOCK A, SYLVESTER SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 44, PAGE 40, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA a/k/a 1921 Sylvester Rd, Lake land, FL 33803

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kro-nenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 8/15/2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 9th day of July, 2025. Stacy M. Butterfield

As Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 August 1, 8, 2025 25-01149K

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 53-2025-CA-000614-0000-00 Freedom Mortgage Corporation Plaintiff, vs.

The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Judy D. Pate a/k/a Judy Diane Pate, Deceased; et al Defendants.

TO: Brandon Michael Pate a/k/a Brandon M. Pate a/k/a Brandon Pate Last Known Address: 4417 Country Trails Dr., Polk City, FL 33868

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

LOT 37, COUNTRY TRAILS PHASE ONE. A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 82, PAGES 30 AND 31, IN THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN RETIRED 2014 DOUBLEWIDE TIMB MO-BILE HOME HAVING VIN # DISH05894GAA, TITLE # 114248549, RP # 12653377 AND VIN # DISH05894GAB, TITLE # 114248671, RP # 12653376

LOCATED ON SAID PROP-ERTY.

25-01134K

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before July 30, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on JUN 23 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk

Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 23-F01624 August 1, 8, 2025 25-01126K FIRST INSERTION

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

2023CA-004985-0000-00 US BANK TRUST NATIONAL ASSOCIATION NIC BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff(s) VS. UNKNOWN HEIRS BENEFICIARIES DEVISEES ASSIGNEES LIENORS CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KATE H. SMITH A/K/AUNA KATE HENDRIX A/K/A UNA KATE SMITH, VELETA FAYE BARGER; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY;

Defendant(s)
Notice is hereby given that pursuant to a Final Judgment entered on B DATE OF JUDGMENT 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 33, ARIANA'S WEST, AC-

CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 89, PAGE (S) 9 AND 10, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THE 1990 GREEN BOAT TRAILER DOU-BLE WIDE MOBILE HOME INDENTIFIED BY VIN # FL-

FLL32A12004GH AND VIN# FLFLL32B12004GH. Property address: 2634 Sea Oats Circle N, Lakeland, FL 33815

to the highest and best bidder for cash on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 21ST day of AUGUST, 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 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 17th day of July, 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 25-01124K

August 1, 8, 2025

--- PUBLIC SALES / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2025CA-000386-0000-00 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR HOMES MORTGAGE TRUST, Plaintiff, vs.

ZEMPIRE PROPERTIES, LLC: LAYMESHIA HICKS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 26 day of September, 2025, the following described property as set forth in said Final Judgment, to

LOT 449, OF HUNDRED CORPORATION'S SUBDIVISION, INWOOD UNIT #3, ACCORDING TO THE MAP OR PLAT THERE-OF, RECORDED IN PLAT BOOK 9, PAGES 7A, 7B AND 7C, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 2824

AVE Q NW, WINTER HAVEN, FL 33881

IF YOU ARE A PERSON CLAIM-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Av enue, 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 24 day of July 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01978

August 1, 8, 2025

FIRST INSERTION

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

CASE NO.: 2024CA00468 TRADITIONS AT WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit Corporation, Plaintiff, vs.

WILLIAM CAIN SWISHER, individually, Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated July 10, 2025, and entered in Case Number: 2024CA00468, of the Circuit Court in and for Polk County, Florida, wherein TRADITIONS AT WINTER HAVEN HOMEOWNERS ASSOCIA-TION, INC., is the Plaintiff, and WIL-LIAM CAIN SWISHER; individually, is the Defendant, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 26th day of August, 2025, the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 4035 Carteret Drive, Winter Haven, FL 33884 Property Description: Lot 77, Traditions Phase 1, according to the Plat thereof, recorded in Plat Book 131, Page(s) 47 of the Public Records of Polk County, Florida.

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. John L. Di Masi Florida Bar No.: 0915602

Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Rebecca Blechman Florida Bar No.: 0121474 Eryn M. McConnell Florida Bar No.: 0018858 Shelby Pfannerstill Florida Bar No.: 1058704 Nelson Crespo Florida Bar No.: 0121499 Arthur Barksdale Florida Bar No.: 0040628 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384

Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff August 1, 8, 2025 25-01121K

FIRST INSERTION

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

532021CC005494000000 WATERCREST ESTATES HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs.

GABRIEL ENRIQUE MEDINA LOPEZ; RAFAEL ARROYO VELEZ, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated July 21, 2025 in Case No. 532021CC005494000000 in the County Court in and for Polk County, Florida wherein WATERCREST ESTATES HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and GABRIEL ENRIQUE MEDINA LOPEZ; RAFAEL ARROYO VELEZ, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on AUGUST 22, 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 8, WATERCREST ESTATES, ACCPRDING TO THE PLAT AS RECORDED IN PLAT BOOK 169, PAGES 19-247, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

A/K/A: 567 AUTUMN STREAT DRIVE, AUBURNALDALE, FL 33823.

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.

Dated: July 23, 2025 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff 1855 Griffin Road, Suite A-423 Dania Beach, FL 33004 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 August 1, 8, 2025 25-01120K FIRST INSERTION

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

CASE NO.: 2023CC-007085-0000-00 THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION,

Plaintiff, vs. FRANCISCO MARRERO, et al., Defendant(s).

Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated 7/13/2025, in Case No.: 2023CC-007085-0000-00 of the County Court in and for Polk County, Florida, wherein THE RIDGE AT SWAN LAKE HOMEOWNERS AS-SOCIATION, INC., is the Plaintiff and FRANCISCO MARRERO, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www. polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 8/15/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 61, THE RIDGE AT SWAN LAKE, according to the map or plat thereof, recorded in Plat Book 146, Pages 38 through 40 inclusive. Public Records of Polk County, Florida.

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

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

DATED: July 21, 2025 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 August 1, 8, 2025 25-01123K

FIRST INSERTION

LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE

MEETING
The Board of Supervisors ("Board") of the Lowery Hills Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a Regular Meeting and an Audit Committee Meeting on August 13, 2025 at 1:30 p.m., and at the Lake Alfred Public Library, Lake Alfred, Florida 33850.

The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office"), during normal business hours or by visiting the District website, https:// loweryhillscdd.net/.

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

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meetings. 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 meetings 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 August 1, 2025 25-01143K

FIRST INSERTION

Fictitious Name Registration NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of **NeedMoreSigns** located at **924 Roberts Road, Suite 64, Lake Hamilton, FL 33855**, in the County of Polk, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated this 21 day of July, 2025. **JLP Signs, LLC** August 1, 2025 25-01129K

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is given that the undersigned KARPATHIAN BOYZ, LLC intends to engage in business as a smoke shop under the fictitious name of BLAZEN BLVD II at 3019 Cypress Gardens Blvd., Polk County, Florida. Notice is further given that the undersigned intends to register this fictitious name with the Florida Department of State, Division of Corporations, Tallahassee, Florida.

Dated: 7/24/2025 KARPATHIAN BOYS, LLC /s/ Daniel A. Fox Daniel A. Fox, Esq. As its authorized agent August 1, 2025

25-01130K

FIRST INSERTION NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Roberto Lucas will engage in business under the fictitious name Lucas Lawn Services, with a physical address 420 Ashley Rd Polk City, FL 33868, with a mailing address 420 Ashley Rd Polk City, FL 33868, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

25-01153K August 1, 2025

SUBSEQUENT INSERTIONS

--- ACTIONS ---

FOURTH INSERTION

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

CASE NO .: 2025CC-000838-0000-00 TEN ROCKS MHP, LLC, Plaintiff, vs.

DAVID WEAVER, KATHLEEN WEAVER. and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES.

Defendants. TO: Kathleen Weaver 3925 North Combee Road Lot No. 18 Lakeland, Florida 33805

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

3925 North Combee Road, Lot No. 18, Lakeland, Florida 33805 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BE-FORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

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

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

Stacy M. Butterfield Polk County Clerk of Court (SEAL) By: Ashley Saunders Deputy Clerk

Ryan J. Vatalaro, Esq., Plaintiff's attorney, 1313 N. Howard Avenue, Tampa, Florida 33607 July 11, 18, 25; Aug. 1, 2025 25-01004K

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is given that the undersigned D&N ISLAND BOYZ, LLC intends to engage in business as a smoke shop under the fictitious name of BLAZEN BLVD at 801 Cypress Gardens Blvd., Polk County, Florida. Notice is further given that the undersigned intends to register this fictitious name

with the Florida Department of State, Division of Corporations, Tallahassee,

Dated: 7/24/2025 D&N ISLAND BOYS, LLC /s/ Daniel A. Fox Daniel A. Fox, Esq. As its authorized agent

August 1, 2025

25-01131K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JOHN O'TOOLE, KATHLEEN STOCK and CHARLES STOCK will, on August 13, 2025, at 10:00 a.m., at 2600 Harden Boulevard, Lot #60, Lakeland, Polk County, Florida 33803; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1985 BROO MOBILE HOME,

VIN: FLFL2AF043206706,

TITLE NO.: 0041708641, and FLFL2BF043206706, TITLE NO.: 0041555540 and all other personal property located PREPARED BY: J. Matthew Bobo

Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3105-169)

August 1, 8, 2025 25-01144K

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

Case Number: 25CP-2175 IN RE: ESTATE OF Ronald E. Bittner, Sr. deceased.

The administration of the estate of Ronald E. Bittner, Sr., deceased, Case Number 25 CP-2175, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT SO FILED

WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 25, 2025.

/s/ Linda Lee Perkins Personal Representative Address: 4920 Herndon Way, Auburndale, FL 33823 /s/ MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue

Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwill is on @mwill is on.comAttorney for Personal Representative July 25; August 1, 2025 25-01101K

SECOND INSERTION

NOTICE TO CREDITORS IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case .: 2025 CP 2367

IN RE: ESTATE OF TERESA PETTWAY Deceased.

The administration of the estate of TERESA PETTWAY, deceased, whose date of death was August 13, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the petitioner'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 de and other persons having claims or demands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is July 25, 2025.

Petitioner: JOSHUA PETTWAY

11247 San Jose Blvd., Apt. 1908 Jacksonville, FL 32223 /s/ Markeishia L. Smith, Esquire Markeishia L. Smith, Esquire THE LAW OFFICES OF MARKEISHIA L. SMITH, P.A. Florida Bar No. 122772 P.O. Box 3303 Haines City, FL 33844 Phone: (863) 866-9917 Fax: (863) 438-6860

msmith@thesmithlawfirm.org Attorney for Petitioner July 25; August 1, 2025 25-01102K

SECOND INSERTION

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

NOTICE OF ACTION

Case No. 25-CC-1933 APEX LAND HOLDINGS, LLC, a Utah limited liability company, as Trustee of the Florida No. 4816 Land Trust, Plaintiff, v.

JOEL ENFECTANA and NAKITA D. ROMINE, Defendants.

STATE OF FLORIDA To: JOEL ENFECTANA and NAKITA D. ROMINE, whose residence is unknown.

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

Lot 5 and the North 1/2 of the Lot 4, Block 3, Colonial Terrace, A Subdivision, According to the Plat thereof, as recorded in Plat book 36. Page 9 of the Public Records of Polk County, Florida More commonly known as 4816

Pilgrim Ln, Lakeland, FL 33810 has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before June 9 2025 upon Vestalia Aylsworth, Esq.,

Plaintiff's attorney, whose address is 12307 SW 143rd Ln, Miami, FL 33186-6026 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 Amended Complaint.

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

DATED this 1 day of May, 2025. Stacy M. Butterfield CLERK OF THE COURT (SEAL) By: Antonio Sparrow Deputy Clerk

Vestalia Aylsworth, Esq., Plaintiff's attorney, 12307 SW 143rd Ln Miami, FL 33186-6026 July 25; Aug. 1, 8, 15, 2025

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

POLK COUNTY

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2025CP002300A000BA **Division: Probate** IN RE: ESTATE OF MARY FRANCES FUHREL Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Mary Frances Fuhrel, deceased, File Number 2025CP002300A000BA, by the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830; that the decedent's date of death was June 13, 2025; that the total value of the estate is \$4,370.20 and that the names and addresses of those to whom it has been assigned by such order are:

Äddress The Mary Frances Fuhrel Living Trust Dated May 27, 2025, Nicholas Constantine Ivon, Jr., as Trustee

4929 Luce Rd., Lakeland, FL 33813 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, 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 25, 2025.

Person Giving Notice: Nicholas Constantine Ivon, Jr. 4929 Luce Rd.,

Lakeland, FL 33813 Attorney for Person Giving Notice: Linda M. Schultz, Esq. Florida Bar No. 1008259 Daniel Medina, B.C.S. Florida Bar No.0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Avenue, Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com; linda@medinapa.com Secondary E-Mail:

sam@medinapa.com July 25; August 1, 2025 25-01085K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 53-2025-CP-001648 IN RE: ESTATE OF PAUL JOSEPH HENRY MARCKISOTTO Deceased.

The administration of the Estate of Paul Joseph Henry Marckisotto, deceased, whose date of death was August 25, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative: Cvrus Malhotra

3903 Northdale Blvd Ste 100E Tampa, FLORIDA 33624 Attorney for Personal Representative: Cyrus Malhotra, Esq., Attorney Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM, P.A. 3903Northdale Blvd., Suite $100\mathrm{E}$ Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 filings@FLprobatesolutions.com Secondary E-Mail:

cortney@FL probate solutions.comJuly 25; August 1, 2025 25-01106K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1986 IN RE: ESTATE OF **HUMBERTO RIOS MARTINEZ,** aka HUMBERTO RIOS Deceased.

The administration of the estate of HUMBERTO RIOS MARTINEZ, also known as HUMBERTO RIOS, deceased, whose date of death was April 20, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Avenue Bartow EI 229 The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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



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 SEC-TION 733.702 WILL BE FOREVER

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 25, 2025

LESLIE A. MEDINA JIMENEZ Personal Representative

173 Cloverbrook Trail Davenport, FL 33837 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue,

Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email:

jrivera@hnh-law.com July 25; August 1, 2025 25-01113K

THIRD INSERTION

PUBLIC NOTICE Effective June 16, 2025, Pedro Ruiz, MD., is no longer providing care at WellMed. Patients of Dr. Kuiz may continue care at WellMed at SE Lakeland Patients can obtain copies of their medical records at:
WellMed at SE Lakeland

4740 Exploration Ave. Lakeland, FL 33812 Phone: 1-863-666-9020 Fax: 1-817-514-7879 July 18, 25; Aug. 1, 8, 2025 25-01063K

THIRD INSERTION

PUBLIC NOTICE Effective June 16, 2025, Jose L. Acuna MD., is no longer providing care at WellMed. Patients of Dr. Acuna may continue care at WellMed at SE Lakeland Patients can obtain copies of their medical records at:

July 18, 25; Aug. 1, 8, 2025 25-01064K

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

SECOND INSERTION

File No. 53-2025-CP-002301-A000-BA IN RE: ESTATE OF DAVID MICHAEL LEAHY,

Deceased.

The administration of the Estate of David Michael Leahy, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative: Katherine P. Leahy 3331 Imperial Manor Way

Mulberry, Florida 33860 Attorney for Personal Representative: Carol J. Wallace Attorney for Personal Representative Elder Law Firm of Clements & Wallace, PL 310 East Main Street Lakeland, Florida 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com 2nd E-Mail: abaustert@mclements.com

July 25; August 1, 2025 25-01086K

SECOND INSERTION

NOTICE OF PUBLIC SALE ADVERTISEMENT OF SAID NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 20th day of August 2025 at 10:00 AM, at lockerfox.com, Said property has been stored and is located at: Space Shop Self Storage, 1141 East Memorial Boulevard, Lakeland, FL, 33801. Stanton, Davis 2101 MISC BOXES AND BAGS, FURNITURE (BED SET), SMALL DRESSER. Butler, Markeisa 2124 TOTES, FURNITURE, BIKE, SUITCASE, MISC BAGS. Garrison, April 2069 MIRRORS, ARTWORK, BOXES, LAMP SHADES. Evan, Alvin 2017 KIDS TOYS, SMALL KITCHEN APPLIANCES, FURNITURE, HOUSEHOLD GOODS. Mikkell-Givens, Kyle 2019 MISC BAGS, BOXES. Felton, Sarajean 2154 DRESSERS, DISPLAY SHELF/BOOKSHELVES, COUCH AND LOVESEAT, MIRROR. Gibson, Melissa 2164 MISC ITEMS, TOOLS, LADDER, HOUSHOLD GOODS, APPLIANCES, MISC BOXES/BAGS. Cheatum, Zachariah 2227 KIDS TOYS, TIRES, MISC BAGS, BOXES. Sale Is subject to cancellation in the event of settlement

between owner and obligated party.

July 25; August 1, 2025 25-01090K

WellMed at SE Lakeland

4740 Exploration Ave. Lakeland, FL 33812 Phone: 1-863-666-9020 Fax: 1-817-514-7879

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2024-CP-003271 Division: PROBATE IN RE: THE ESTATE OF HOWARD RAY GAINEY Deceased.

The administration of the estate of HOWARD RAY GAINEY, deceased, whose date of death was August 24. 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830.

The names and addresses of the petitioner and the petitioner'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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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 25, 2025.

MARANDA ALLEN, Petitioner

Nattaly Gomez, Esq. Attorney for Maranda Allen Florida Bar Number: 1036183 Patriot Legal Group. 10 Bobby Green Plaza, Auburndale, FL 33823 Telephone: 863-332-2114 E-Mail: Jasmine@patriotlegal.com Secondary E-Mail: Service@patriotlegal.com Nattaly@patriotlegal.com July 25; August 1, 2025 25-01087K

SECOND INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGETS AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Lakeside Preserve Community Development District ("District") will hold a public hearing on August 20, 2025, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agendas and Proposed Budget may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817; (407) 723-5900 ("District Manager's Office"), during normal business hours.

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 meetings may be continued to a date. time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the hearings or meetings 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. Each person who decides to appeal

any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager July 25; August 1, 2025 25-01089K

THIRD INSERTION

SECOND AMENDED NOTICE OF ACTION (formal notice by publication) (amended to obtain updated dates)
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-001485 IN RE: ESTATE OF TY'MARI ISHAI MASSAIAH WHITE,

Deceased.TO: CHRISTOPHER WHITE, as Father and Natural Guardian of TY'MARI ISHAI MASSAIAH WHITE, address is unknown.

YOU ARE NOTIFIED that a Notice of Administration has ben filed in this court. You are required to serve a copy of your written defenses, if any, on pe titioner's attorney, whose name and address are:

DAVID W. VELIZ, ESQUIRE, 630 North Wymore Road, Suite 330, Maitland, FL 32751

on or before August 15, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 2nd day of July, 2025. /s/ Stacy Butterfield, CPA As Clerk of the Court (SEAL) By: Donna Miles

As Deputy Clerk First publication on July 18, 2025. July 18, 25; Aug. 1, 8, 2025

THIRD INSERTION

PUBLIC-NOTICE FOR THE KLENDSLEY REVOCABLE-LIVING-TRUST

By this publication: the KLENDSLEY REVOCABLE-LIVING-TRUST dba as KLE Legacy is on the public-record with the Clerk-of-the-Circuit-Courts-and-Comptroller for the County of POLK, FLORIDA, as of June 27, 2025, with a recorded-filing-number of 2025150230 and a recording-fee of eighty-six dollars and fifty cents (\$86.50).

For the benefit and protection of the living-woman :Kay-Langford: Endsley: this Trust is the lawful-security for the estate/trust known as KAY LANG-FORD ENDSLEY with the livingwoman acting in full-capacity as the executor and registered-owner of said estate/trust.

With the mailing-location for this Trust as: C/O 3253 PEBBLEBROOKE BLVD. LAKELAND, FLORIDA, [33810]

The living-woman :Kay-Langford: Endsley is not the corporate-person or decedent NAME known as KAY LANG-FORD ENDSLEY, but is the sole living beneficiary, executor, and entitlementholder thereof.

The name KAY LANGFORD ENDS-LEY is property of the Trust, and may not be used, claimed, or assigned by any individual, agency, or entity without the express written permission of the Trustee or Registered-Owner.

For the viewing of the public-record: the filing is available at the Clerk-ofthe-Circuit-Courts-and-Comptroller for the County-POLK, FLORIDA.

July 18, 25; Aug. 1, 8, 2025 25-01051K

SECOND INSERTION

GROVES AT LAKE MARION 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 Groves at Lake Marion Community Development District ("District") will hold a public hearing and regular meet-

ing as follows: DATE: August 13, 2025 TIME: 11:00 AM LOCATION: Lake Alfred Public Library 245 N Seminole Avenue

Lake Alfred, Florida 33850 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regu lar 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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business

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 Of-

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 25; August 1, 2025 25-01093K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2024CA002243000000 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DAVID L. MARLOW, JR. A/K/A DAVID LEE MARLOW, JR.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.: POLK COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE: LEANN MARIA CLAY: UNKNOWN SPOUSE OF DAVID L. MARLOW, JR. A/K/A DAVID LEE MARLOW, JR.: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 18 day of August, 2025, the following described property as set forth in said Final Judgment, to

LOT 5, BLOCK 1057, POIN-CIANA NEIGHBORHOOD 4, VILLAGE 7, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, AND COR-RECTED IN O.R. BOOK 1591. PAGE 614, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 209 GROUPER CT, POINCIANA, FL 34759 IF YOU ARE A PERSON CLAIM-

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

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

Dated this 21 day of July 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

24-01667 July 25; August 1, 2025 25-01097K

--- ACTIONS / SALES/ ESTATE ---

SECOND INSERTION

NOTICE.

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO.

2025CA-001655-A000-BA IN RE: THE ESTATE OF WILLIAM A. LEGANT, a/k/a WILLIAM LEGANT, Deceased.

The administration of the estate of WILLIAM A. LEGANT, a/k/a WILLIAM LEGANT, deceased, whose date of death was March 17, 2025, is pending in the Circuit Court for the Tenth Judicial Circuit in and for Polk County. Florida, Probate Division, the address of which is Clerk of the Court, PO Box 9000, Drawer CC-4, Bartow, FL, 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

THE FIRST PUBLICATION OF THIS

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 25, 2025.

Personal Representative: William E. Legant, 37 Fernmill Lane,

Palm Coast, FL 32137. Attorney for Personal Representative: /s/ Christopher A. Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Designated Email Address: cadlawfirm@hotmail.com Fla. Bar #0948977 July 25; August 1, 2025 25-01110K

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 ACTION CASE NO.: 532022CA002663000000 DIVISION: 04 FRANKIE PARTNERS, Plaintiff, vs.

BRUCE M. WASHINGTON A/K/A BRUCE M. WASHINGTON, SR., et al.,

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 26, 2025, and entered in Case No. 532022CA002663000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which FRANKIE PARTNERS, is the Plaintiff and BRUCE M. WASH-INGTON A/K/A BRUCE M. WASH-INGTON, SR.: STATE OF FLORIDA: LAKE VAN HOMEOWNERS' ASSO-CIATION, INC. F/K/A LAKE VAN ESTATES HOMEOWNERS' ASSOCI-ATION, INC are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www.polk. realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida on August 18, 2025 at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 46, LAKE VAN SUBDIVI-SION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 48 THROUGH

INCLUSIVE. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1886 VAN GOGH DR., AUBURN-

DALE, 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 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

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

Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com

Attorneys for Plaintiff July 25; August 1, 2025 25-01114K

SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 53-2024-CA-000037 HOLIDAY INN CLUB VACATIONS INCORPORATED

Plaintiff, vs. DUNCAN ET AL., Defendant(s).

Notice is hereby given that on 8/8/25 at 10:00 a.m. Eastern time at www.polk. realforeclose.com, Clerk of Court, Polk County, Florida, will offer for sale of the following described real property:

I JUDITH DUNCAN, LEON-ARD DUNCAN JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LEONARD DUNCAN JR.

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923%, Use Period No./ Unit No. 49/0067 Building H II SUSAN L. FANSKA AND ANY AND ALL UNKNOWN

ER CLAIMANTS OF SUSAN L. An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation

HEIRS, DEVISEES AND OTH-

resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period be-low, as said Use Period is defined in the Declaration, upon and subject to all the terms, restric-tions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923%, Use Period No./

Unit No. 33/0104, Building 1 The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2024-CA-000037.

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

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

DATED this July 22, 2025 JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com July 25; August 1, 2025 25-01108K

SECOND INSERTION

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

53-2025CP-002284-A000-BA Division 14 IN RE: ESTATE OF RICHARD C. ROLLINS a/k/a RICKY ROLLINS

Deceased. The administration of the estate of Richard C. Rollins a/k/a Ricky Rollins, deceased, whose date of death was April 29, 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 deagainst decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 25, 2025.

Personal Representative: Ashley N. Rollins 3510 Royal Court North

Lakeland, Florida 33812 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 25; August 1, 2025 25-01088K

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001834 Division Section 14 IN RE: ESTATE OF THOMAS JOHN TULLY Deceased.

The administration of the estate of Thomas John Tully, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 225 North Broadway Avenue, BARTOW, FL 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 other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 25, 2025.

Angela Toffoli Personal Representative 7710 Southwest 99th Avenue

Miami, FL 33173 Thomas J. Shea III Attorney for Personal Representative $Email\ Addresses: Tom@tjshealaw.com$ Florida Bar No. 0117218 8401, Suite 100 J R Manor Dr., Suite 100 Tampa, FL 33634

Telephone: (813) 792-0111 July 25; August 1, 2025 25-01107K

SECOND INSERTION

NOTICE.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2368 IN RE: ESTATE OF MILDRED E. VANSCOY Deceased.

The administration of the estate of Mildred E. VanScoy, deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Courts - Probate Division, P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the peronal representative's attorney are set forth below. All creditors of the decedent and oth-

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative: Gregory VanScoy 5 Woodhollow Drive

Auburn, New York 13021 Attorney for Personal Representative: Havlee N. Blessing, Attorney Florida Bar Number: 1059314 Henderson, Franklin, Starnes & Holt, P.A. 3451 Bonita Bay Blvd., Suite 206 Bonita Springs, FL 34134 Telephone: (239) 344-1100 Fax: (239) 344-1120 E-Mail: haylee.blessing@henlaw.com Secondary E-Mail: denise.edwards@henlaw.com July 25; August 1, 2025 25-01111K

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

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

CASE NO.: 2025CA001981 TH MSR HOLDINGS LLC, Plaintiff, vs. CHRISTIAN A. MCCULLERS; et al.,

Defendants. TO: CHRISTIAN A. MCCULLERS; 6241 FORESTWOOD DR W LAKE-

LAND, FL 33811 KASIDY L. GARRETT N/K/A KASI-DY L. MCCULLERS; 6241 FOREST-WOOD DR W LAKELAND, FL 33811 UNKNOWN TENANT #1; 6241 FORESTWOOD DR W LAKELAND, FL 33811 UNKNOWN TENANT #2; $6241\,\mathrm{FORESTWOOD}\,\mathrm{DR}\,\mathrm{W}$

LAKELAND, FL 33811 YOU ARE NOTIFIED that an action to foreclose to the following property in

Polk County, Florida: LOT 131, FORESTWOOD, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE(S) 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 6241 FOREST-WOOD DR W, LAKELAND, FL

33811 (the "Property"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 8/29/2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on JUL 22, 2025.

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

SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff July 25; August 1, 2025 25-01116K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH HIDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA003650000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006- OPT3. ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3, Plaintiff, VS. JOEL ALICEA; CARLA CHEVEREALICEA: ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE

DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 11, 2025 in Civil Case No. 2024CA003650000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATION-AL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3 is the Plaintiff, and JOEL ALICEA; CARLA CHEVERE-ALICEA; ASSOCI-ATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN- KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on August 15, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judg ment, to wit:

LOT 10, BLOCK 122, POINCI-ANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 52. PAGES 19 THROUGH 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 22nd day of July, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff July 25; August 1, 2025 25-01118K

AND ALONG SAID RIGHT-

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

CIVIL ACTION CASE NO.: 2024-CA-003478 SERGEI SHARAPOV, AS TRUSTEE OF THE SHARAPOV

FAMILY TRUST, Plaintiff, vs. DAVID E WILLIAMS, LLC, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 19, 2025, and entered in Case No. 2024-CA-003478 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which SERGEI SHARAPOV, AS TRUST-EE OF THE SHARAPOV FAMILY TRUST, is the Plaintiff and DAVID E. WILLIAMS LLC; COUNTRY LINE CLUB, INC., are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www.polk. realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida on August 18, 2025 at 10:00 am, the following described property as set forth in said Final Judgment of

Foreclosure:

THE LAND REFERRED TO HEREIN BELOW IS SITU-ATED IN THE CITY OF FORT MEADE, COUNTY OF POLK. STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS: COMMENCE AT THE INTER-SECTION OF THE NORTH-ERLY LINE OF BLOCK 1 OF DIXIE HIGHWAY HOME-SITES, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGH-WAY NO. 17; THENCE SOUTH AND ALONG SAID RIGHT-OF-WAY LINE 9.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH OFWAY LINE 116.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 1: THENCE EAST AND ALONG SAID SOUTH LINE OF BLOCK 1 A DISTANCE OF 170.00 FEET; THENCE NORTH 116.00 FEET; THENCE WEST 170.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 17. PARCEL: 25-32-33-488000-001102 PROPERTY ADDRESS: 245

U.S. 17, FORT MEADE, FLOR-IDA 33841

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. /s/ Damian G. Waldman

Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff July 25; August 1, 2025 25-01117K HEREIN NAMED INDIVIDUAL WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN

Defendant (s).

401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro, FL Bar No. 66699 2025.07.22 09:04:11 -04'00' FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1221-15223B

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

POLK COUNTY

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 NEWM mobile home bearing vehicle identification number 2700797 and all personal items located inside

the mobile home. Last Tenant: Caroline Marie Ireland and Manuel Velasco Hernandez a/k/a Manuel De Jesus Velasco Hernandez. Sale to be held at: Tranquil Acres, 70 Avenue E., North Auburndale, Florida 33823, (863-272-

July 25; August 1, 2025 25-01119K

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO DEPENDENT OR MINOR CHILDREN OR PROPERTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No: 2025-DR-003183 Division: 80

In re: The Marriage of: DANIELLE COELHO FERMO, Petitioner/Wife and ANDRE REGES,

Respondent/Husband. TO: ANDRE REGES. ADDRESS: 411 Manitoba Dr Kissimmee, FL 34759. YOU ARE NOTIFIED that an action

for PETITION FOR DISSOLUTION OF MARRIAGE WITH NO DEPEN-DENT OR MINOR CHILDREN OR PROPERTY has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DANIELLE COELHO FERMO, whose address is 4206 Eastgate Drive Apt. 1537 Orlando, FL, 32839 on or before (date) Aug 11, 2025, and file the original with the clerk of this Court At Polk County Courthouse, 255 N Broadway Ave. Bartow, FL 33830. before service on Petitioner or immediately thereafter. If you fail to do so, a default

may be entered against you for the relief

demanded in the petition. {If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located N/A

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated July 3, 2025

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT $\begin{array}{c} (SEAL) \ By: \ Lawanda \ Blake \\ \{Deputy \ clerk\} \end{array}$ July 18, 25; Aug. 1, 8, 2025

25-01044K

THIRD INSERTION

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION

OF NON-AD VALOREM ASSESSMENTS [EXPANSION PARCEL]

Notice is hereby given that the Hawthorne Mill North Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on August 13, 2025 at 9:30 a.m., or as soon thereafter as the matter may be heard, at the Holiday Inn Express & Suites Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

The purpose of the public hearing

is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on the Expansion Parcel, which was added to the District pursuant to an Ordinance adopted by the City Commission of the City of Lakeland, Florida. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/ or operating community development facilities, services and improvements within and without the boundaries of the District. Owners of the properties to be assessed and other interested parties

may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments.

The public hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and place to be specified on the record. There may be occasions when Board Supervisors or District Staff may participate by speak-

Any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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 18, 25; Aug. 1, 8, 2025

25-01074K

SECOND INSERTION

NOTICE OF ACTION Second Verified Amended Complaint IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 532024CA002146000000 LLACG COMMUNITY INVESTMENT FUND, Plaintiff, v.

ALL UNKNOWN HEIRS. BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST DOROTHY RICHARDSON, DECEASED; et al,

Defendant(s). To the following Defendant(s): BRIAN MCLEAN (Last Known Address: 5166 Carbondale Drive, Columbus, OH 43232)

CAROL MIOTTEL (Last Known Address: 14994 Jenny Drive, Warren, MI 00000) DONNA HIRMIZ-ABRO A/K/A DONNA ABRO

(Last Known Address: 33353 Stoner Drive, Sterling Heights, MI 48312) JAMES O. CLOVEN, JR.

(Last Known Address: 18319 E 11 Mile Rd, Roseville, MI 48066)

MICHAEL D. CURRY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DOROTHY RICHARDSON, DE-CEASED (Last Known Address: 825 Forest Lake Dr., Lakeland, FL 33809)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following

described property:
LOT 197, OF LAKESIDE HILLS ESTATES, PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGE 35,

PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 1007 CASSANDRA LN, LAKELAND, FL 33809

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 8/15/2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to

Administrative Order No. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

impaired, call 711. WITNESS my hand and the seal of this Court this 9th day of July, 2025. STACY M. BUTTERFIELD

As Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk

Ghidotti | Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 July 25; August 1, 2025 25-01100K

SECOND INSERTION

NOTICE OF SALE **PURSUANT TO CHAPTER 45,** FLORIDA STATUTES IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-002990

VIENNA SQUARE HOMEOWNERS' ASSOCIATION, Plaintiff, vs.

ERNEST A. WENTWORTH, Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated July 8, 2025, in Case No.: 2024-CA-002990 of the Circuit Court in and for Polk County, Florida, wherein VI-ENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and ERNEST A. WENTWORTH, is the Defendant. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on September 9, 2025, the following described property set forth in the Final Judgment of Fore-

Lot 48, VIENNA SQUARE

PHASE I, according to the map or plat thereof as recorded in Plat Book 143, Page(s) 36, 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 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 21, 2025 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789

July 25; August 1, 2025 25-01098K

SECOND INSERTION

NOTICE OF SALE **UNDER F.S. CHAPTER 45** IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025CC-002148

Division: Civil ELEFENT ENTERPRISES INC.. D/B/A MIGHTY DOG ROOFING OF CENTRAL FLORIDA, a

Corporation, Plaintiff, vs. PETER SILVA a/k/a PETER G. SILVA: and UNKNOWN SPOUSE OF PETER SILVA;

Defendants NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated July 9, 2025, in the above-styled cause, I will sell to the highest and best bidder for cash, at the online auction www.polk.realforeclose. com at www.polk.realforeclose.com on August 12, 2025 at 10:00 a.m., the following described property:

Begin at the Northeast corner of Lot 14, South View Estates, a Subdivision, according to the Plat thereof recorded in Plat Book 34, Page 4, Public Records of Polk County, Florida, and run Westerly 30 feet along the North boundary of Lot 14; thence Southerly and parallel to the East boundary of said Lot 14, a distance of 140 feet to a Point of Beginning; thence Westerly and parallel to the North boundary of said Lot 14, a distance of 120 feet; thence Southerly and parallel to the East boundary of said Lot 14, a distance of 160 feet; thence Easterly and parallel to the North boundary of said Lot 14, a distance of 120 feet; thence Northerly and parallel to the East boundary of said Lot 14, a

distance of 160 feet to the Point of Beginning; being a part of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 27 South, Range 24 East, Polk County, Florida. Street Address: 1316 Walker Cir E. Lakeland, Polk County, Florida 33805

Parcel Identification 242720-161600-000148 (hereinafter the "Liened Prop-

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

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

Dated: July 22, 2025 SOUTHERN ATLANTIC LAW GROUP, PLLC /s/ Stephen H. Bates Stephen H. Bates Esq. Florida Bar No.: 58197 290 1st Street S. Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500 Email Addresses: Stephen@southernatlanticlaw.com Sandy@southernatlanticlaw.com pleadings@southernatlanticlaw.com Attorneys for Plaintiffs July 25; August 1, 2025 25-01105K

SECOND INSERTION

RE-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. 2023CA004842000000 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.
JULIE A. BROOME; 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 an Order or Summary Final Judgment of foreclosure dated February 6, 2024 and an Order Resetting Sale dated June 26, 2025 and entered in Case No. 2023CA004842000000 of the Circuit Court in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and JULIE A. BROOME; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on August 26, 2025 , the following described property as set forth in said Order or Final Judgment,

LOT 2, INDIAN RIDGE ADDI-TION, ACCORDING TO THE PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 106, PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1999 JACO DOU-BLEWIDE MOBILE HOME HAVING VIN# JACFL19681A, TITLE# 75556397 AND VIN# JACFL19681B, TITLE# 75556398

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

If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED July 17, 2025.

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 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 1446-191742 / TM1 July 25; August 1, 2025 25-01099K

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. 2025CA001966A000BA U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. JUAN DE LIRA PERADA, et. al. Defendant(s), TO: JUAN DE LIRA PERADA,

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

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

THE WEST 25 FEET OF LOT 9 AND ALL OF LOT 10, BLOCK A, HILLCREST SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before August 29,

2025 /(30 days from Date of First Publication of this Notice) 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 filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 23rd day of July, 2025. Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT (SEAL) BY: Asuncion Nieves DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-304802 - KiL

July 25; August 1, 2025 25-01115K

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. 2025CA001745A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

JOMARY OLGUITA MOLINA-RIVERA A/K/A JOMARY OLGUITA MOLINA RIVERA AND YANELYS MILLEY PENA-RAMIREZ, et. al. Defendant(s),

TO: JOMARY OLGUITA MOLINA-RIVERA A/K/A JOMARY OLGUITA MOLINA RIVERA, UNKNOWN SPOUSE OF JOMARY OLGUITA MOLINA-RIVERA A/K/A JOMARY OLGUITA MOLINA RIVERA, whose residence is unknown and all

parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following property: LOT 15, JACKSON LANDING, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 190, PAGE(S) 32 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 8-18-25 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 11 day of July, 2025.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Ashley Saunders DEPUTY CLERK Robertson, Anschutz, Schneid,

Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-247417 July 25; August 1, 2025 25-01083K

SECOND INSERTION

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

Case No.: 532024CA004057000000 SERVIS ONE INC. D/B/A BSI FINANCIAL SERVICES, Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF PATRICK MALONE, DECEASED; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC.; RICHARD THOMAS MALONE A/K/A RICHARD THOMAS MALONE, JR. A/K/A RICHARD MALONE, JR., AS POTENTIAL HEIR OF PATRICK MALONE; THOMAS MALONE, AS POTENTIAL HEIR OF PATRICK MALONE; MATTHEW CONNOR MALONE A/K/A MATTHEW MALONE, AS POTENTIAL HEIR OF PATRICK MALONE; 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. To the following Defendant(s): RICHARD THOMAS MALONE A/K/A RICHARD THOMAS MALONE, JR. A/K/A RICHARD MALONE, JR., AS POTENTIAL HEIR OF PATRICK MALONE (RESIDENCE UNKNOWN)

THOMAS MALONE, AS POTEN-TIAL HEIR OF PATRICK MALONE (RESIDENCE UNKNOWN)

MATTHEW CONNOR MALONE A/K/A MATTHEW MALONE, AS POTENTIAL HEIR OF PATRICK MALONE

(RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 222, THE RIDGE AT SWAN LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGE(S) 38 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 1884 Amber Sweet Circle,

Dundee, FL 33838

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before August 13, 2025, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 8 day of July, 2025. Stacy M. Butterfield

As Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 July 25; August 1, 2025 25-01082K