

POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Stingray Pressure Washing located at 526 sea turtle lane in the City of Haines City, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of July, 2025.

Cody Haskin

August 8, 2025 25-01161K

FIRST INSERTION

**FICTITIOUS NAME NOTICE**

Notice is hereby given that DVA HEALTHCARE RENAL CARE, INC., OWNER, desiring to engage in business under the fictitious name of LAKELAND DIALYSIS located at 515 E BELLA VISTA ST, ATTN: JLD/SEC-GOVFIN., LAKELAND, FLORIDA 33805 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 8, 2025 25-01162K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of Judith Sampaio Campos a/k/a Judite Sampo Campos, will on the 22nd day of August 2025 at 11:00 a.m., on property at 35 AA Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1969 NEWMO  
Mobile Home VIN No.: 330643  
Title No.: 3414933

And All Other Personal Property Therein

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

August 8, 15, 2025 25-01163K

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PRADA DIGITAL SERVICES located at 2919 CARROLL LANE in the City of WINTER HAVEN, Polk County, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of August, 2025.

DIANA PRADA ALVAREZ

August 8, 2025 25-01172K

FIRST INSERTION

**PUBLIC NOTICE**

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 918369 from Rayl Engineering & Surveying, LLC., 810 E Main Street, Bartow, FL 33830. Application received: May 21, 2025. Proposed activity: Church. Project name: Greater Hope Church. Project size: 1.10 acres. Location: Section(s) 1 Township 30, Range 23, in Polk County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watermatters.org/permits/](http://www.watermatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at [www.watermatters.org](http://www.watermatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

August 8, 2025 25-01178K

FIRST INSERTION

**NOTICE TO CREDITORS**

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

**CASE NO.: 2025-CP-000395**

**DIVISION: Probate**

**IN RE: ESTATE OF GLADYS SANTIAGO Deceased.**

The administration of the estate of Gladys Santiago, deceased, whose date of death was October 29, 2021, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer J141, Bartow, FL 33831-9000.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

NOTICE.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Section 732.213-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.

The date of first publication of this notice is August 8, 2025.

**Personal Representative:**  
**Rose Marie Carmona**  
Stacy R. Preston, Esq.  
Attorney for Rose Marie Carmona  
Florida Bar Number: 117902  
Orange Blossom Law PLLC  
1133 Louisiana Avenue, Suite 116  
Winter Park, FL 32789  
Telephone: (407) 748-4887  
E-Mail: [stacy@orangeblossomlaw.com](mailto:stacy@orangeblossomlaw.com)  
Secondary E-Mail: [info@orangeblossomlaw.com](mailto:info@orangeblossomlaw.com)  
August 8, 15, 2025 25-01189K

FIRST INSERTION

**NOTICE TO CREDITORS**

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

**PROBATE DIVISION**

**File No.: 25CP-2167**

**IN RE: ESTATE OF DIANE MARY LINDEMANN, Deceased**

**SSN: XXX-XX-7293**

The administration of the estate of DIANE MARY LINDEMANN, deceased, whose date of death was August 11, 2024, and whose Social Security Number is XXX-XX-7293, 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, Florida 33831-9000. The name and address 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 the first publication of this notice is the 8th day of August, 2025.

Signed on this 5th day of August, 2025.

**Personal Representatives:**  
**Jason David Lindemann**  
4030 Old Colony Rd.  
Mulberry, FL 33860  
Attorney for Personal Representative:  
/s/ Michael A. Johnson  
Florida Bar #: 0474258  
P.O. Box 1397  
Lakeland, FL 33802-1397  
Telephone: (863) 688-0741  
Fax#: (863) 688-0472  
Primary email: [majlaw@tampabay.rr.com](mailto:majlaw@tampabay.rr.com)  
MICHAEL A. JOHNSON  
August 8, 15, 2025 25-01185K

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

**PROBATE DIVISION**

**File No. 25CP-2071**

**Division Probate**

**IN RE: ESTATE OF BEVERLY A. HILTERBRICK Deceased.**

The administration of the estate of Beverly A. Hilterbrick, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

der s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is August 8, 2025.

**Personal Representative:**  
**/s/ Amy Savini**  
**Amy Savini**  
410 W. Main Street  
New Alexandria, Pennsylvania 15670  
Attorney for Personal Representative:  
/s/ Charlotte C. Stone  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Stone Law Group, P.L.  
123 US Hwy 27 North  
Sebring, Florida 33870  
Telephone: (863) 402-5424  
Fax: (863) 402-5425  
E-Mail: [charlotte@stonelawgroupfl.com](mailto:charlotte@stonelawgroupfl.com)  
Secondary E-Mail: [tami@stonelawgroupfl.com](mailto:tami@stonelawgroupfl.com)  
August 8, 15, 2025 25-01187K

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

**PROBATE DIVISION**

**Case Number: 25CP-2491**

**IN RE: ESTATE OF Denise Ranelle Garren deceased.**

The administration of the estate of Denise Ranelle Garren, deceased, Case Number 25CP-2491, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 8, 2025.

**/s/ Debra G. Carter**  
**Personal Representative**  
Address: P.O. Box 5581,  
Forsyth, GA 31029  
/s/ MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
[mwillison@mwillison.com](mailto:mwillison@mwillison.com)  
Attorney for Personal Representative  
August 8, 15, 2025 25-01188K

FIRST INSERTION

**NOTICE TO CREDITORS**

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

**PROBATE DIVISION**

**CASE NO:**  
**532025CP0004480000XX**

**SECTION 14**

**IN RE: ESTATE OF DYLAN SCOTT STEENKEN, deceased**

The administration of the estate of DYLAN SCOTT STEENKEN, deceased, whose date of death was April 14, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida, 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732-228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211.

The date of first publication of this notice is: August 8, 2025

**Personal Representative:**  
**MARY WENDELL STEENKEN**  
18 Riverview Street #A208  
South Glen Falls, New York 12803  
Attorneys for Personal Representative:  
ASHLEY CRISPIN ACKAL, ESQ.  
Florida Bar No. 37495  
MCDONALD HOPKINS, LLC  
501 South Flagler Drive, Suite 200  
West Palm Beach, Florida 33401  
Telephone: (561) 472-2121  
Fax: (561) 472-2122  
[acrispinackal@mcdonaldhopkins.com](mailto:acrispinackal@mcdonaldhopkins.com)  
[tdodson@mcdonaldhopkins.com](mailto:tdodson@mcdonaldhopkins.com)  
August 8, 15, 2025 25-01158K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**

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

**CASE NO.: 2023CA005746000000**

**MARLIN MORTGAGE CAPITAL, LLC, Plaintiff, vs.**

**ULYSES GONZALEZ, et al., Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on August 1, 2025 in Case No. 2023CA005746 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, where- IN MARLIN MORTGAGE CAPITAL, LLC is Plaintiff, and ULYSES GONZALEZ and CHAMPION'S RESERVE OWNERS ASSOCIATION, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on [www.polk.realforeclose.com](http://www.polk.realforeclose.com), on the September 15, 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOT 144, CHAMPION'S RESERVE PHASE 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGES 25-27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 528 AFFIRMED WAY, DAVENPORT, FL 33837 (the "Property").

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

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

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

Dated this 6th day of August 2025

Sokolof Remtulla, LLP  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.  
Florida Bar No.: 73863  
SOKOLOF REMTULLA, LLP,  
6801 Lake Worth Road,  
Suite 100E,  
Greenacres, FL 33467,  
Telephone: 561-507-5252  
E-mail: [pleadings@sokrem.com](mailto:pleadings@sokrem.com),  
Counsel for Plaintiff  
August 8, 15, 2025 25-01193K

FIRST INSERTION

**PUBLIC NOTICE**

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 916473 from Palzer Ide Properties LLC, located at 888 Cypress Gardens Blvd., Winter Haven, FL 33880. Application received April 24th, 2025. Proposed activity: Commercial. Project name: Culver's Bartow. Project size: 3.17 Acres Location: Section(s) 5, 32 Township 30, 29, Range 25, 25 in Polk County. No Outstanding Florida Water: No Aquatic preserve. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at [www.watermatters.org](http://www.watermatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

August 8, 2025 25-01160K

FIRST INSERTION

**NOTICE TO CREDITORS**

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

**PROBATE DIVISION**

**CASE NO.**  
**2025CP-001445-A000-BA**

**IN RE: THE ESTATE OF MICHAEL FLOYD LYONS, a/k/a MICHAEL F. LYONS, a/k/a MICHAEL LYONS, Deceased.**

The administration of the estate of MICHAEL FLOYD LYONS, a/k/a MICHAEL F. LYONS, a/k/a MICHAEL LYONS, deceased, whose date of death was January 23, 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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 8, 2025.

**Personal Representative:**  
**Sharol Lyons,**  
371 Holly Ridge Rd.,  
Winter Haven, FL 33880.  
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](mailto:cadlawfirm@hotmail.com)  
Fla. Bar #0948977  
August 8, 15, 2025 25-01192K



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PUBLIC SALES / ESTATE / SALES ---

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FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO.**  
**532024CA002082000000**  
**ALVIE, LLC, A FLORIDA LIMITED**  
**LIABILITY COMPANY**  
**Plaintiff, v.**  
**THERTHEA TUNCYNA BABA**  
**GAN; UNKNOWN SPOUSE OF**  
**THERTHEA TUNCYNA BABA**  
**GAN; UNKNOWN TENANT 1;**  
**UNKNOWN TENANT 2; BANK**  
**OF AMERICA, NATIONAL**  
**ASSOCIATION A/K/A BANK OF**  
**AMERICA, N/A/K/A BANK OF**  
**AMERICA, N.A.;**  
**Defendants.**  
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 20, 2025, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:  
LOTS 7 AND 8, BLOCK 1, KENILWORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
a/k/a 1909 LAVON ST, LAKE-  
LAND, FL 33805-2553  
at public sale, to the highest and best bidder, for cash, online at www.polk.

realforeclose.com, on August 29, 2025 beginning at 10:00 AM.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated at St. Petersburg, Florida this 1 day of August, 2025.  
eXL Legal, PLLC  
Designated Email Address:  
efiling@exlegal.com  
12425 28th Street North,  
Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Peter E. Lanning  
Peter E. Lanning  
FL Bar: 562221  
1000010151  
August 8, 15, 2025 25-01180K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR  
POLK COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2024CA002764000000**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**JOHN T LEHMAN A/K/A**  
**JOHN TYLER LEHMAN, JR. A/K/A**  
**JOHN T. LEHMAN, JR., et al.,**  
**Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 22, 2025 in Civil Case No. 2024CA002764000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and John T Lehman a/k/a John Tyler Lehman, Jr. a/k/a John T. Lehman, Jr., et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
Lot 16, Winston Heights Addition Unit Number Two, according to the map or plat thereof as

recorded in Plat Book 48, Page 7, 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.  
/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
23-08654FL  
August 8, 15, 2025 25-01183K

FIRST INSERTION

**NOTICE OF SALE**  
IN THE 10th JUDICIAL CIRCUIT  
COURT IN AND FOR  
POLK COUNTY, FLORIDA  
**Case No. 53-2024-CA-004787**  
**21ST MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**TIFFANY TANINCE**  
**HAWTHORNE; POLK COUNTY**  
**CLERK OF COURT; and**  
**UNKNOWN TENANT**  
**Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 22, 2025, entered in Case No.: 53-2024-CA-004787 of the Circuit Court in and for Polk County, Florida, wherein TIFFANY TANINCE HAWTHORNE, POLK COUNTY CLERK OF COURT, and UNKNOWN TENANT are the Defendants, that Stacy M. Butterfield, CPA, The Clerk of Court, will sell to the highest and best bidder for cash, conducted by electronic sale at website www.polk.realforeclose.com, on September 23, 2025 at 10:00 AM, the following described real property as set forth in the Final Judgment:  
Legal: LOT 29, ROBINSONS 2ND SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
TOGETHER WITH A 2022 CHAMPION 56X26 MODEL MANUFACTURED HOME BEARING SERIAL NOS.: FL261-00P-H-B203046A AND FL261-00P-H-B203046B.

NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING 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.  
By: /s/ Leslie S. White, for the firm Florida Bar No. 521078  
Telephone 407-841-1200  
Facsimile 407-423-1831  
primary email: lwhite@deanmead.com  
secondary email:  
callender@deanmead.com  
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.  
Attn: Leslie S. White  
Post Office Box 2346  
Orlando, FL 32802-2346  
August 8, 15, 2025 25-01182K

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. 2024CA004374000000**  
**NEWREZ LLC D/B/A**  
**SHELLPOINT MORTGAGE**  
**SERVICING,**  
**Plaintiff, vs.**  
**FAYOLLE JEAN LAURENT AND**  
**CHRISTINA SEIGWORTH, et al.**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2025, and entered in 2024CA004374000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and FAYOLLE JEAN LAURENT; CHRISTINA SEIGWORTH are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on August 26, 2025, the following described property as set forth in said Final Judgment, to wit:  
LOT 47, SECOND REPLAT OF A PART OF LAKE ELBERT HEIGHTS UNIT NO. 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1599 AVE E NE, WINTER HAVEN, FL 33881  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated this 5 day of August, 2025.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
24-244417 - MiM  
August 8, 15, 2025 25-01184K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2024CA001125000000**  
**SERVIS ONE, INC. DBA BSI**  
**FINANCIAL SERVICES,**  
**Plaintiff, v.**  
**PEDRO MORENO RODRIGUEZ,**  
**ET AL.,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to an Order dated August 1st, 2025 entered in Civil Case No. 2024CA001125000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and PEDRO MORENO RODRIGUEZ; UNKNOWN SPOUSE OF PEDRO MORENO RODRIGUEZ; ANNA MELENDEZ VELASQUEZ; UNKNOWN SPOUSE OF ANNA MELENDEZ VELASQUEZ; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE EIGHT ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; THE CLERK OF THE 10TH JUDICIAL CIRCUIT FOR POLK COUNTY, FLORIDA; GOODLEAP, LLC; AQUA FINANCE, INC.; MIDLAND CREDIT MANAGEMENT, INC. are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 11:00 AM on September 15, 2025 the following described property as set forth in said Final Judgment, to-wit:  
LOT 11, BLOCK 811, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53,

PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 261 Hyacinth Ct., Poinciana, FL 34759  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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.  
Kelley Kronenberg  
8201 Peters Road, Suite 4000  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Wainstein  
Jordan Wainstein, Esq.  
FBN: 1039538  
File No: 02308333-JMV  
Case No.: 2024CA001125000000  
August 8, 15, 2025 25-01194K



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legal@businessobserverfl.com

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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**

LV20906\_V19  
LV1837\_V9

FIRST 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 003380**  
**TERRANOVA HOMEOWNERS**  
**ASSOCIATION OF**  
**POLK COUNTY, INC.,**  
**Plaintiff, vs.**  
**KELLI-ANN WELCH, et al.,**  
**Defendant(s).**  
Notice is given that pursuant to the Final Judgment of Foreclosure dated 7/29/2025, in Case No.: 2024 CA 003380 of the County Court in and for Polk County, Florida, wherein TERRANOVA HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., is the Plaintiff and KELLI-ANN WELCH, et al., are the Defendant(s). 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 9/12/2025, the following described property set forth in the Final Judgment of Foreclosure:  
Lot 277, TERRANOVA PHASE IV, according to the plat there-

of, recorded in Plat Book 130, Page(s) 6 and 7, 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: August 6, 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 8, 15, 2025 25-01191K

Q&A

What is a public notice?

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

LV1837\_V9

FIRST INSERTION

**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Nurse Rooted Co. located at 122 E Main St, in the County of Polk, in the City of Lakeland, Florida 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lakeland, Florida, this 06th day of August, 2025.  
THE NURSE ROOTED LLC  
August 8, 2025 25-01190K



--- SALES ---

FIRST 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-002291-0000-00  
HOLIDAY INN CLUB VACATIONS  
INCORPORATED  
Plaintiff, vs.  
BEARD ET AL.,  
Defendant(s).

Notice is hereby given that on 8/29/25  
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  
F LORENE BEARD, PAUL  
BEARD AND ANY AND ALL  
UNKNOWN HEIRS, DEVI-  
SEES AND OTHER CLAIM-  
ANTS OF PAUL BEARD

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants 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, restric-  
tions, covenants, conditions and  
provisions in the Declaration  
and any amendments thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 12/0005, Build-  
ing A**

II  
DEBORAH G. FREEMAN,  
DOROTHY YEAGER, DON-  
NA T. BECK, RUBE W. WIL-  
COX AND PAUL L. WILCOX  
AND ANY AND ALL UN-  
KNOWN HEIRS, DEWISEES  
AND OTHER CLAIMANTS  
OF PAUL L. WILCOX AND  
RATIS WALTON YEAGER  
AND ANY AND ALL UN-  
KNOWN HEIRS, DEWISEES  
AND OTHER CLAIMANTS  
OF RATIS WALTON YEAGER  
An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants 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, restric-  
tions, covenants, conditions and  
provisions in the Declaration  
and any amendments thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 39/0415, Unit  
Type: AMBASSADOR**

III  
ROBERT GILLIHAN AND

ANY AND ALL UNKNOWN  
HEIRS, DEWISEES AND  
OTHER CLAIMANTS OF  
ROBERT GILLIHAN

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants 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, restric-  
tions, covenants, conditions and  
provisions in the Declaration  
and any amendments thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 23/0005, Build-  
ing A**

IV  
JESSE JACKSON SR. AND  
ANY AND ALL UNKNOWN  
HEIRS, DEWISEES AND  
OTHER CLAIMANTS OF  
JESSE JACKSON SR., NAN-  
CY JACKSON AND ANY AND  
ALL UNKNOWN HEIRS,  
DEWISEES AND OTHER  
CLAIMANTS OF NANCY  
JACKSON

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants 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  
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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, restric-  
tions, covenants, conditions and  
provisions in the Declaration  
and any amendments thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 33/0024, Build-  
ing C**

V  
LYNN M. KUEREK, AL-  
BERTA J. PEABODY, BRIAN  
A. PEABODY, RICHARD B.  
PEABODY AND ANY AND  
ALL UNKNOWN HEIRS,  
DEWISEES AND OTHER  
CLAIMANTS OF RICHARD  
B. PEABODY

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants 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, restric-  
tions, covenants, conditions and  
provisions in the Declaration  
and any amendments thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 16/0040, Build-  
ing E**

VI  
BERTHA S. MEANS AND  
ANY AND ALL UNKNOWN  
HEIRS, DEWISEES AND  
OTHER CLAIMANTS OF  
BERTHA S. MEANS, JOAN  
KHABELE AND ANY AND  
ALL UNKNOWN HEIRS,  
DEWISEES AND OTHER  
CLAIMANTS OF JOAN KHA-  
BELE

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants 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, restric-  
tions, covenants, conditions and  
provisions in the Declaration  
and any amendments thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 16/0034, Build-  
ing E**

VII  
LEIGHA M. MYERS, PATSY  
R. MYERS AND ANY AND  
ALL UNKNOWN HEIRS,  
DEWISEES AND OTHER  
CLAIMANTS OF PATSY R.  
MYERS

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants and Conditions recorded  
in Volume 06046, Page 0473  
and amended by the Supple-  
mental 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 oc-  
cupy the Unit during the Use Pe-  
riod below, as said Use Period is  
defined in the Declaration, upon  
and subject to all the terms,  
restrictions, covenants, condi-  
tions and provisions in the Dec-  
laration and any amendments  
thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 24/0004, Build-  
ing A**

VIII  
KEITH RODGERS AND  
ANY AND ALL UNKNOWN  
HEIRS, DEWISEES AND  
OTHER CLAIMANTS OF  
KEITH RODGERS, ROWENA

RODGERS AND ANY AND  
ALL UNKNOWN HEIRS,  
DEWISEES AND OTHER  
CLAIMANTS OF ROWENA  
RODGERS

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants 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, restric-  
tions, covenants, conditions and  
provisions in the Declaration  
and any amendments thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 34/0016, Build-  
ing B**

IX  
KENDRA C. SIMPSON,  
LANCE D. SIMPSON, RA-  
MELLE T. RICHARDS AND  
ANY AND ALL UNKNOWN  
HEIRS, DEWISEES AND  
OTHER CLAIMANTS OF RA-  
MELLE T. RICHARDS

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants 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, restric-  
tions, covenants, conditions and  
provisions in the Declaration  
and any amendments thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 40/0038, Build-  
ing E**

X  
RUTH K. STADTFELD,  
MARK W. STADTFELD

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants and Conditions recorded  
in Volume 06046, Page 0473  
and amended by the Supple-  
mental 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 oc-  
cupy the Unit during the Use Pe-  
riod below, as said Use Pe-  
riod is defined in the Declara-  
tion, upon and subject to all the  
terms, restrictions, covenants,

conditions and provisions in  
the Declaration and any amend-  
ments thereto

**Interest 1.923%%, Use Period  
No./Unit No. 12/0029, Build-  
ing D**

XI  
JACQUELINE L. STALL,  
HENRY A. STALL AND  
ANY AND ALL UNKNOWN  
HEIRS, DEWISEES AND  
OTHER CLAIMANTS OF  
HENRY A. STALL

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vaca-  
tion resort in Polk County, Flor-  
ida (the "Resort") , according to  
the Declaration of Restrictions,  
Covenants and Conditions re-  
corded in Volume 06046, Page  
0473 and amended by the Sup-  
plemental 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 oc-  
cupy the Unit during the Use Pe-  
riod below, as said Use Period is  
defined in the Declaration, upon  
and subject to all the terms, re-  
strictions, covenants, conditions  
and provisions in the Declaration  
and any amendments thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 50/0033, Build-  
ing E**

XII  
JACQUELINE L. STALL,  
HENRY A. STALL AND  
ANY AND ALL UNKNOWN  
HEIRS, DEWISEES AND  
OTHER CLAIMANTS OF  
HENRY A. STALL

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants 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, restric-  
tions, covenants, conditions and  
provisions in the Declaration  
and any amendments thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 12/0034, Build-  
ing E**

XIII  
ROBERT R. UHLIG, BREN-  
DA V. NELSON AND ANY  
AND ALL UNKNOWN  
HEIRS, DEWISEES AND  
OTHER CLAIMANTS OF  
BRENDA V. NELSON

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants and Conditions recorded  
in Volume 06046, Page 0473  
and amended by the Supple-  
mental 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 oc-  
cupy the Unit during the Use Pe-  
riod below, as said Use Period is  
defined in the Declaration, upon  
and subject to all the terms,  
restrictions, covenants, condi-  
tions and provisions in the Dec-  
laration and any amendments  
thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 51/0065, Build-  
ing H**

XIV  
ROBERT R. UHLIG, BREN-  
DA V. NELSON AND ANY  
AND ALL UNKNOWN  
HEIRS, DEWISEES AND  
OTHER CLAIMANTS OF  
BRENDA V. NELSON

An undivided interest as tenant-  
in-common in and to the below  
Unit No. and Building No. of Or-  
lando Breeze Resort, a vacation  
resort in Polk County, Florida  
(the "Resort") , according to the  
Declaration of Restrictions, Coven-  
ants and Conditions recorded  
in Volume 06046, Page 0473  
and amended by the Supple-  
mental 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 oc-  
cupy the Unit during the Use Pe-  
riod below, as said Use Period is  
defined in the Declaration, upon  
and subject to all the terms,  
restrictions, covenants, condi-  
tions and provisions in the Dec-  
laration and any amendments  
thereto  
**Interest 1.923%%, Use Period  
No./Unit No. 52/0065, Build-  
ing H**

The aforesaid sales will be made pur-  
suant to the final judgments of fore-  
closure as to the above listed counts,  
respectively, in Civil Action No. 53-  
2024-CA-002291-0000-00.

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

DATED This August 1, 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  
Jerry E. Aron, PA.,  
801 Northpoint Parkway, Suite 64,  
West Palm Beach, FL 33407,  
561-478-0511 (phone),  
jaron@aronlaw.com  
tsforeclosures@aronlaw.com  
August 8, 15, 2025 25-01165K

FIRST INSERTION

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

532024CA000404000000  
NEXUS NOVA LLC;  
Plaintiff, vs.  
NATHAN W MILLER, ET.AL;  
Defendants

NOTICE IS GIVEN that, in accordance  
with The Order Granting Plaintiff's  
Motion to Cancel and Reschedule Fore-  
closure Sale dated July 25, 2025 in the  
above-styled cause, the clerk of court  
will sell to the highest and best bid-  
der for cash beginning at 10:00 AM  
at http://www.polk.realforeclose.com  
on August 29, 2025, the following de-  
scribed property:

Lot 18, VILLAGE PARK, a sub-  
division according to the plat  
thereof recorded in Plat Book  
78, Page 15, of the Public Re-  
cords of Polk County, Florida.

Together With a 1990 GLEN  
Mobile Home ID #FLFLK79A-  
08767GL, Title #48609975 and  
ID #FLFLK79BO8767GL, Title  
#48665695, permanently affixed  
thereto.

Property Address: 435 VIL-  
LAGE CIR SW, WINTER HA-  
VEN, FL 33880

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

If you are a person with a disability  
who needs any accommodation in or-  
der to participate in this proceeding,

you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Office of the Court  
Administrator, 255 N. Broadway Ave-  
nue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

Andrew Arias, FBN: 89501  
Attorneys for Plaintiff  
Marinosci Law Group, P.C.  
100 West Cypress Creek Road,  
Suite 1045  
Fort Lauderdale, FL 33309  
Phone: (954) 644-8704;  
Fax: (954) 772-9601  
ServiceFL@mlg-defaultllaw.com  
ServiceFL2@mlg-defaultllaw.com  
MLG No.: 25-01307 /  
CASE NO.: 532024CA000404000000  
August 8, 15, 2025 25-01164K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.: 2025-CA-001013

PENNYMAC LOAN  
SERVICES, LLC,  
Plaintiff, v.  
LAUREL ANN BOWER, et al.,  
Defendants.

NOTICE is hereby given that Stacy M.  
Butterfield, Clerk of the Circuit Court of  
Polk County, Florida, will on September  
5, 2025, at 10:00 a.m. ET, via the online  
auction site at www.polk.realforeclose.  
com in accordance with Chapter 45,  
F.S., offer for sale and sell to the high-  
est and best bidder for cash, the follow-  
ing described property situated in Polk  
County, Florida, to wit:

Lot 268, HIGHLAND MEAD-  
OWS PHASE 2B, according to  
the plat thereof, recorded in Plat  
Book 155, Page(s) 48 through 51,  
inclusive, of the Public Records

of Polk County, Florida.  
Property Address: 831 Woodlark  
Drive, Haines City, FL 33844

pursuant to the Final Judgment of  
Foreclosure entered in a case pending  
in said Court, the style and case number  
of which is set forth above.

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 the sale is set aside for any reason,  
the Purchaser at the sale shall be enti-  
tled only to a return of the deposit paid.  
The Purchaser shall have no further  
recourse against the Mortgagor, the  
Mortgagee or the Mortgagee's attorney.

If you are a person with a disability  
who needs any accommodation in or-  
der to participate in this proceeding,  
you are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

SUBMITTED on this 31st day of  
July, 2025.  
TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave,  
Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
August 8, 15, 2025 25-01157K

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20678\_V28



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PUBLIC SALES / SALES ---

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FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA001709000000 RELIANCE FIRST CAPITAL, LLC, Plaintiff, vs. MICHAEL H. GARDNER; NORMA D. GARDNER; GOODLEAP, LLC; MV REALTY PBC, LLC; UNKNOWN TENANT #1 N/K/A DAVID GARDNER; UNKNOWN TENANT #2 N/K/A DIANNA STANLEY; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 22, 2025 in Civil Case No. 2024CA001709000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, RELIANCE FIRST CAPITAL, LLC is the Plaintiff, and MICHAEL H. GARDNER; NORMA D. GARDNER; GOODLEAP, LLC; MV REALTY PBC, LLC; UNKNOWN TENANT #1 N/K/A DAVID GARDNER; UNKNOWN TENANT #2 N/K/A DIANNA STANLEY; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,		
GRANTEES, OR OTHER CLAIMANTS 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 September 23, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 25 OF BEECH HAVEN ESTATES, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 63 PAGE 36. 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. IMPORTANT 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 1st day of August, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldrigepite.com 1100-981B August 8, 15, 202525-01173K		
FIRST INSERTION		

<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA002312000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. UNKNOWN HEIRS OF BENICE CAJUSTE; BENSON CAJUSTE; JEANEVEL CAJUSTE Defendants</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated July 22, 2025, and entered in Case No. 2024CA002312000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, is Plaintiff and UNKNOWN HEIRS OF BENICE CAJUSTE; BENSON CAJUSTE; JEANEVEL CAJUSTE, are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 5TH day of SEPTEMBER, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 46, OF ROSEWOOD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, AT PAGE 3, 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. 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 the Court Administrative, 255 N. Broadway Avenue, 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 discapacidad del oído o de la voz, llame al 711. 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, Florida33830,(863) 534-4686 nan 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 4th day of August, 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 PHH19724-24/sap August 8, 15, 202525-01174K		

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 53-2024-CA-002110 TH MSR HOLDINGS LLC, Plaintiff, vs. JOHN HERRON, et al., Defendants.</b> NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Summary Final Judgment of Foreclosure entered on July 28, 2025 in Case No. 2024-CA-002110 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein TH MSR HOLDINGS LLC is Plaintiff, and JOHN HERRON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM T. HERRON, JOHN HERRON, JOSEPH HERRON, MARGARETT WHELAN and UNKNOWN HEIRS OF WILLIAM T. HERRON, are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 23rd day of September, 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit: LOT 122, HUNTERS RUN PHASE 2, ACCORDING TO THE MAP OR PLAT THERE-		
OF AS RECORDED IN PLAT BOOK 93, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 507 POWDER HORN ROW, LAKELAND, FL 33809 (the "Property"). together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 1st day of August 2025 Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252 E-mail: pleadings@sokrem.com, Counsel for Plaintiff August 8, 15, 202525-01176K		
FIRST INSERTION		

<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 2023CA004339000000 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. PATRICIA ANN COERPER; DENISE SHANON COERPER; UNKNOWN SPOUSE OF PATRICIA ANN COERPER; UNKNOWN SPOUSE OF DENISE SHANON COERPER; BERKLEY RIDGE, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure In Rem dated July 28, 2025 entered in Civil Case No. 2023CA004339000000 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein PENNYMAC LOAN SERVICES, LLC, is Plaintiff, and PATRICIA ANN COERPER and DENISE SHANON COERPER, et al, are Defendants. The Clerk, STACY M. BUTTERFIELD, CPA, shall sell to the highest and best bidder for cash at POLK County's On-Line Public Auction website: https://www.polk.realforeclose.com, at 10:00 A.M. on SEPTEMBER 26, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure In Rem to-wit: LOT 107, BERKELY RIDGE PHASE 2, ACCORDING TO		
THE PLAT AS RECORDED IN PLAT BOOK 169, PAGES 35 THROUGH 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Todd C. Drosky, Esq. FRENKEL LAMBERT WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233   Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com August 8, 15, 202525-01166K		
FIRST INSERTION		

<b>HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S) AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</b> The Board of Supervisors ("Board") of the Highland Meadows II Community Development District ("District") will hold a public hearing and regular meeting as follows: DATE: August 28, 2025 TIME: 4:30 P.M. LOCATION: Shamrock First Baptist Church 2661 Marshall Rd Haines City, FL 33844 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 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 hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager August 8, 202525-01181K		
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FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2023CA004905 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JOSEPH WEEKS, et al., Defendants.</b> NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on July 22, 2025 in Case No. 2023CA004905 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and JOSEPH WEEKS, RANDA RIDGE HOMEOWNERS ASSOCIATION, INC, TRROOFING LLC, REI FL, LLC; MG INTEREST, LLC and UNKNOWN SPOUSE OF JOSEPH WEEKS, NKA JODELL WEEKS are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 23rd day of September, 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit: LOT 101, RANDA RIDGE, PHASE 1, ACCORDING TO THE PLAT THEREOF RE-		
CORDED IN PLAT BOOK 125, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA. Also known as 810 DENGAR AVENUE, HAINES CITY, FL 33844 (the Property). together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 24th day of July 2025 Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252 E-mail: pleadings@sokrem.com, Counsel for Plaintiff August 8, 15, 202525-01175K		
FIRST INSERTION		

<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-003081 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. KEVIN M. PEARCE, et al., Defendants.</b> NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on September 9, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: Lot 4, WEDGEWOOD TERRACE, according to the map or plat thereof as recorded in Plat Book 46, Page 45, of the Public records of Polk County, Florida. Property Address: 991 Wedgewood SE, Winter Haven, FL 33880 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. 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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 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 on this 1st day of August, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 August 8, 15, 202525-01167K		
FIRST INSERTION		

<b>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CC004040000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1 Plaintiff, vs. LOLA RUIZ, et. al., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023CC004040000000 of the County Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, and, LOLA RUIZ, et. al., are Defendants, Clerk of Circuit Court, Stacy M. Butterfield will sell to the highest bidder for cash at www.polk.realforeclose.com, on September 2, 2025 at 10:00 AM, the following described property: BEGIN ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, 211 FEET WEST OF THE NORTHEAST COR-		
NER THEREOF, AND RUN SOUTH 140.18 FEET TO PUBLIC ROAD, THEN S 89° 45` 30" E, 62 FEET ALONG PUBLIC ROAD, THEN NORTH 140.13 FEET TO THE NORTH BOUNDARY, THEN N 89° 42` 30" W, 62 FEET TO POINT OF BEGINNING. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 1 day of August, 2025. GREENSPOON MARDER, LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: gmforeclosure@gmlaw.com Email: Michele.Clancy@gmlaw.com By: /s/ Michele R. Clancy Michele R. Clancy, Esq. Florida Bar No. 498661 23-000323-01 / 55530.0102 / Jean Schwartz August 8, 15, 202525-01168K		

Q&A

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PUBLIC SALES / ACTIONS

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FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 2025CA001319A000BA</b> <b>FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JUSTIN R. RUSHING A/K/A JUSTIN RICHARD RUSHING, et al., Defendant.</b> To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF HELEN M. RUSHING A/K/A HELEN MARIE RUSHING, 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: BEGIN AT THE SOUTH-EAST CORNER OF LOT 4 IN BLOCK 29 OF THE TOWN OF CODINGTON, NOW LAKE ALFRED, AS SHOWN BY MAP OR PLAT THEREOF</p>	<p>RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 61, RUN THENCE NORTH ALONG THE EAST BOUNDARY OF SAID LOT 4, 110 FEET; THENCE RUN WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 4, 140.7 FEET, MORE OR LESS, TO A POINT 68 FEET EAST OF THE WEST BOUNDARY OF SAID LOT 4; THENCE RUN SOUTH 110 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE RUN EAST 140.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. PARCEL NUMBER: 26-27-32-503000-029041 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 address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before September 5, 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</p>	<p>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 30 day of July, 2025. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY (SEAL) By A. Nieves As Deputy Clerk</p>

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 2025-CA001156</b> <b>YOULAND, INC., Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RICHARD DELOACH A/K/A RICHARD L. DELOACH, SR. A/K/A RICHARD LEE DELOACH A/K/A RICHARD LEE S. DELOACH, DECEASED, et al., Defendants.</b> TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RICHARD DELOACH A/K/A RICHARD L. DELOACH, SR. A/K/A RICHARD, DECEASED Whose last known residence(s) is: 130 D. Street, Lake Wales, FL 33853 LASHONDA BRIGHT, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD DELOACH A/K/A RICHARD L. DELOACH, SR. A/K/A RICHARD LEE DELOACH A/K/A RICHARD LEE S. DELOACH, DECEASED Whose last known residence(s) is: 1720 Henry Rd, Anniston, AL 36207 UNKNOWN SPOUSE OF RICHARD DELOACH A/K/A RICHARD L. DELOACH, SR. A/K/A RICHARD LEE S. DELOACH, DECEASED</p>	<p>Whose last known residence(s) is: 130 D. Street, Lake Wales, FL 33853 DAKESHA DELOACH Whose last known residence(s) is: 723 Waterbridge Drive, Winter Haven, FL 33880 DERRICK DELOACH Whose last known residence(s) is: 302 Sterling Drive, Winter Haven, FL 33884 And ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES, OR OTHER CLAIMANTS Whose last known residence(s) is: 130 D. Street, Lake Wales, FL 33853 YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by July 30, 2025, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: LOT 8, BLOCK 1, LINCOLN PARK ADD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 19 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL IDENTIFICATION</p>	<p>NUMBER: 27-29-35-880000-001080 A/K/A 130 D STREET, UNIT 1, 2, 3, 4, LAKE WALES, FL 33853 If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 3 3779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, 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 at Polk County this day of JUN 23, 2025. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: Asuncion Nieves Deputy Clerk Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, service@dwaldmanlaw.com August 8, 15, 2025 25-01171K</p>

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO. 2025-CA-001653-A000-BA</b> <b>VERONICA DENISE BRITTON, Plaintiff, v. SHENIKA MYLES SINCLAIR, THE UNKNOWN SPOUSE OF SHENIKA MYLES SINCLAIR, TENANT #1, TENANT #2 AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS</b> TO: THE UNKNOWN SPOUSE OF SHENIKA MYLES SINCLAIR N/K/A KEVIN SINCLAIR AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS</p>	<p>YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: Commencing 47 feet North of the Southeast corner of Lot 27, COX-PATTERSON'S RAILROAD ADDITION TO LAKE-LAND for a Point of Beginning; thence continue North 52 feet, thence West 100 feet thence South 43 Feet; thence East 31 feet; thence South 13 feet; thence East 19 feet; thence North 4 feet; thence East 50 feet to the Point of Beginning. LESS the North 41 feet of Lots 26 and 27 of COX-PATTERSON'S RAILROAD ADDITION, according to the map or plat thereof recorded in Plat Book 3A, Page 39, Public Records of Polk County, Florida. And The North 4.0 feet of the South 47 feet of Lot 27 COX-PATTERSON'S RAILROAD ADDITION TO LAKELAND, according to the plat thereof as recorded in Plat Book 3A, Page 39, Public Records of Polk County, Florida. Parcel Identification No.: 23-28-13-063500-000261 Property Address: 830 N. Lincoln Avenue, Lakeland, Florida 33815</p>	<p>has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before September 8, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATE: July 31, 2025 STACY M. BUTTERFIELD Clerk of the Court By: Deputy Clerk Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801 August 8, 15, 2025 25-01169K</p>

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF PUBLIC SALE</b> The following personal property of Dennis Allen Conley and Donna Kay Conley will on the 26th day of August 2025, at 10:00 a.m., on property at 606 Linda Lane, Auburndale, Polk County, Florida 33823, in Fish Haven be sold for</p>	<p>cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1981 SAND Mobile Home VIN No.: FFLFIAB17700537 Title No.: 21384214 And All Other Personal Property There-</p>	<p>in PREPARED BY: Rosia Sterling Lutz, Bobo &amp; Telfair, P.A. 2155 Delta Blvd., Suite 210-B Tallahassee, Florida 32303 August 8, 15, 2025 25-01179K</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF JOINT MEETING OF THE LAKE ASHTON AND LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICTS</b> The Board of Supervisors of the Lake Ashton and Lake Ashton II Community Development Districts will hold a joint public meeting on <b>Monday, August 18, 2025 at 11:00 AM at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida (after Lake Ashton CDD regular meeting)</b> The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619 or by calling (813) 344-4844. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Jason Greenwood District Manager August 8, 2025 25-01159K</p>	<p><b>NOTICE OF PUBLIC SALE</b> The following personal property of LISA ANN REGAN will, on August 26, 2025, at 10:00 a.m., at 245 Carl Avenue, Lot #245, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1973 MERC MOBILE HOME, VIN: 03611302H, TITLE NO.: 001117113 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo &amp; Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-1595) August 8, 15, 2025 25-01186K</p>

SUBSEQUENT INSERTIONS

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ESTATE

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SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>Case Number: 24CP-2467</b> <b>IN RE: ESTATE OF Jeannie Ellen Pilgrim deceased.</b> 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p>	<p>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/ <b>Donald James Pilgrim</b> <b>Personal Representative</b> 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 mwillison@mwillison.com Attorney for Personal Representative August 1, 8, 2025 25-01140K</p>

SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1968</b> <b>Division Probate</b> <b>IN RE: ESTATE OF TERRENCE W. DANCEY A/K/A TERRENCE WILLIAM DANCEY Deceased.</b> 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p>	<p>NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 1, 2025. <b>Personal Representative: Hiede Saduddin-Dancey</b> 904 Jasmine Creek Road Kissimmee, FL 34759 Attorney for Personal Representative: Joshua M. Sachs, Esq. E-Mail Addresses: jms@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</p>

SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 532025CP002063A000BA</b> <b>IN RE: ESTATE OF ROBERT JAMES HUGHES II, aka ROBERT J. HUGHES II AKA ROBERT HUGHES Deceased.</b> 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p>	<p>NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 1, 2025. <b>JACLYN C. JOHNSON</b> <b>Personal Representative</b> 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 August 1, 8, 2025 25-01139K</p>



--- SALES / ACTIONS ---

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 2025CA002136A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. TERRY WARNER LANZER, et al., Defendant.</b> 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, ACCORDING TO THE PLAT THEREOF, 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-</p>	
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

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO. 2024CA001734000000 BANK OF AMERICA, N.A.; Plaintiff, vs. FAYE D. ZDANOWICZ A/K/A FAYE ZDANOWICZ, ET.AL; Defendants</b> NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion 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 beginning at 10:00 AM at http://www.polk.realforeclose.com, on August 21, 2025, the following described property: ALL THAT CERTAIN LAND 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 DR, LAKELAND, FL 33803 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</p>	
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. Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 24-01586 / CASE NO.: 2024CA001734000000 August 1, 8, 2025	
August 1, 8, 2025	25-01132K

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>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.</b> To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TONY SCHNOOR, DECEASED (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</p>	
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, Lakeland, FL 33803 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 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

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2024CA001665000000 Village Capital &amp; Investment LLC, Plaintiff, vs. Angela Giudice, et al., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA001665000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Village Capital &amp; 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, FLORIDA. TOGETHER WITH A</p>	
1994 DOUBLEWIDE MOBILE 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 notification 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 FLCourtDoes@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	25-01146K

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO. 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).</b> 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 LANDINGS PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 5 THROUGH 7, OF THE PUBLIC</p>	
RECORDS OF POLK COUNTY, FLORIDA A/K/A: 3236 ROYALTERN DRIVE, WINTER HAVEN, FL 33881. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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@fclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 August 1, 8, 2025	25-01134K

SECOND INSERTION	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>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.</b> 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, Florida: LOT 37, COUNTRY TRAILS PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 82, PAGES 30 AND 31, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN RETIRED 2014 DOUBLEWIDE TIMB MOBILE HOME HAVING VIN # DISH05894GAA, TITLE # 114248549, RP # 12653377 AND VIN # DISH05894GAB, TITLE # 114248671, RP # 12653376</p>	
LOCATED ON SAID PROPERTY. 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

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 2024CA003476000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE MFA 2020-NQM2 TRUST, Plaintiff, v. PATRICK D. JOHNSON, et al., Defendants.</b> 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 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL 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</p>	
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 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 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.com August 1, 8, 2025	25-01148K

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION <b>Case #: 2024CA000618000000 Mortgage Funding Corporation Profit Sharing Plan &amp; Trust Plaintiff, -vs.- Phyllis M. Tirado a/k/a Phyllis 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).</b> 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 &amp; Trust, Plaintiff and Phyllis M. Tirado a/k/a Phyllis 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:</p>	
LOT 5 IN BLOCK 62 OF THE MAP OF LAKE WALES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 88A AND 88B, 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 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 FCo1 GBA August 1, 8, 2025	25-01133K

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>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)</b> 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:</p>	
FL 332A12004GH AND VIN# FLFL32B12004GH. 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the court on this 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 August 1, 8, 2025	25-01124K



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

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 2024CA003446000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-4</b> <b>Plaintiff(s), vs.</b> <b>JULIAN ROBINSON; et al., Defendant(s).</b> 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 Judgment 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.</p>	
Property address: 3505 Laverder 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 August 1, 8, 2025	25-01147K

SECOND INSERTION	
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.</b> <b>532025CA000827000000 SERENO HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs.</b> <b>ASHLEY E. JUSTICE; SEAN P. THOMAS, et al, Defendant(s).</b> 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 wherein SERENO HOMEOWNERS 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</p>	
COUNTY, FLORIDA. A/K/A: 1935 MARABOU DR, DAVENPORT, FL 33896. 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 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

SECOND INSERTION	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO.</b> <b>532025CA002408A000BA FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.</b> <b>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),</b> TO: 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, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 29 SOUTHRANGE 24 EAST, RUN SOUTH 89°48'20" EAST ALONG THE NORTH BOUNDARY THEREOF 439.04 FEET TO THE POINT OF BEGINNING; THENCE</p>	
CONTINUE SOUTH 89°48'20" EAST 115.0 FEET; THENCE SOUTH 0°23'20" EAST 150.0 FEET; THENCE NORTH 89°48'20" WEST 115.0 FEET; THENCE NORTH 0°23'20" WEST 150.0 FEET TO THE POINT OF BEGINNING. BEING LOT 20 OF THE UNRECORDED ORANGE VALLEY SUBDIVISION. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 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

SECOND INSERTION	
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.</b> <b>532021CC005494000000 WATERCREST ESTATES HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs.</b> <b>GABRIEL ENRIQUE MEDINA LOPEZ; RAFAEL ARROYO VELEZ, et al, Defendant(s).</b> 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</p>	
19-247, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 567 AUTUMN STREAT DRIVE, AUBURNALDALE, 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. 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

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO.: 2024CA00468 TRADITIONS AT WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit Corporation, Plaintiff, vs.</b> <b>WILLIAM CAIN SWISHER, individually, Defendants.</b> 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 ASSOCIATION, INC., is the Plaintiff, and WILLIAM 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.</p>	
ING A RIGHT TO FUNDS REMAINING 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 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	25-01122K

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.:</b> <b>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.</b> <b>ZEPIRE PROPERTIES, LLC; LAYMESHA HICKS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</b> 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 wit: LOT 449, OF HUNDRED LAKES CORPORATION'S SUBDIVISION, INWOOD UNIT #3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES 7A, 7B AND 7C, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 2824 AVE Q NW, WINTER HAVEN, FL 33881 IF YOU ARE A PERSON CLAIM-</p>	
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. <b>ZEPIRE PROPERTIES, LLC; LAYMESHA HICKS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</b> 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 wit: LOT 449, OF HUNDRED LAKES CORPORATION'S SUBDIVISION, INWOOD UNIT #3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES 7A, 7B AND 7C, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 2824 AVE Q NW, WINTER HAVEN, FL 33881 IF YOU ARE A PERSON CLAIM-	

FOURTH INSERTION	
<p><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO DEPENDENT OR MINOR CHILDREN OR PROPERTY</b> IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA <b>Case No: 2025-DR-003183 Division: 80</b> <b>In re: The Marriage of: DANIELE COELHO FERMO, Petitioner/Wife and ANDRE REGES, Respondent/Husband.</b> TO: ANDRE REGES. ADDRESS: 411 Manitoba Dr Kissimmee, FL 34759. YOU ARE NOTIFIED that an action for PETITION FOR DISSOLUTION OF MARRIAGE WITH NO DEPENDENT 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 DANIELE 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</p>	
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 request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved 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 (SEAL) By: Lawanda Blake {Deputy clerk} July 18, 25; Aug. 1, 8, 2025	25-01044K

FOURTH INSERTION	
<p><b>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]</b> 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 &amp; 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</p>	
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 speaker telephone. 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

FOURTH INSERTION	
<p><b>SECOND AMENDED NOTICE OF ACTION (formal notice by publication) (amended to obtain updated dates)</b> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001485 IN RE: ESTATE OF TY'MARI ISHAH MASSAIAH WHITE, Deceased.</b> TO: CHRISTOPHER WHITE, as Father and Natural Guardian of TY'MARI ISHAH 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 petitioner'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</p>	
By this publication: the KLENDSELY 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 LANGFORD ENDSLEY with the living-woman 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 LANGFORD ENDSLEY, but is the sole living beneficiary, executor, and entitlement-holder thereof. The name KAY LANGFORD ENDSLEY 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-of-the-Circuit-Courts-and-Comptroller for the County-POLK, FLORIDA. July 18, 25; Aug. 1, 8, 2025	25-01051K

FOURTH INSERTION	
<p><b>PUBLIC NOTICE</b> 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:</p>	
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	25-01064K



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SALES / ACTIONS / ESTATE / PUBLIC SALES ---

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THIRD INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
**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 ½ 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

25-01084K

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

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

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

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

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

**RAYMONDE LEGER**  
**Personal Representative**  
1242 Remsen Ave  
Brooklyn, NY 1236  
MATTHEW MCCONNELL, Esq.  
Florida Bar No. 126161  
Attorney for Personal Representative  
Dickman Law Firm  
Post Office Box 111868  
Naples, FL 34108  
T: 239-434-0840 / F : 239-434-0940  
matthew@dickmanlawfirm.org  
August 1, 8, 2025

25-01151K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 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 personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

**Personal Representative:**  
**Leslie G. Carr**  
480 Ski Lane  
Millersville, Maryland 21108  
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  
August 1, 8, 2025

25-01127K

SECOND 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

FOURTH INSERTION

**PUBLIC NOTICE**  
Effective June 16, 2025, Pedro Ruiz, MD., is no longer providing care at WellMed. Patients of Dr. Ruiz 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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.com  
Secondary E-Mail: tami@stonelawgroupfl.com  
August 1, 8, 2025

25-01138K

SECOND 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

The date of first publication of this notice is 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  
E-Mail: charlotte@stonelawgroupfl.com  
Secondary E-Mail: tami@stonelawgroupfl.com  
August 1, 8, 2025

25-01155K

SECOND 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 AWTRYE GILMER, JR. Deceased.**

The administration of the estate of Melvin Awtrye 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 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,

SECOND INSERTION

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

and commonly known as: 2247 CYPRESS CROSS LOOP, LAKELAND, FL 33810 (the "Property").

ANY PERSON CLAIMING AN IN-

SECOND 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 VIN: FLFL2BF043206706, TITLE NO.: 0041555540 and all other personal property located therein

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

SECOND 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, 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, is Plaintiff and 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, are defendants.

Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 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

IN PLAT BOOK 127, PAGE(S) 32-33, 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.

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 the CourtAdministrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedir 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) 534-4686 nan 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 tandè oubyen pale, rele 711.

Dated this 29th day of July, 2025

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August 1, 8, 2025

25-01154K

SECOND INSERTION

notice is August 1, 2025.

**Personal Representative:**  
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2252059 (Notice to Creditors)  
August 1, 8, 2025

25-01128K

SECOND INSERTION

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.

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August 1, 8, 2025

25-01136K