

POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2205 IN RE: ESTATE OF JANICE URE, aka JANICE LYNNE URE Deceased.	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. 732.221, Florida Statutes.
The administration of the estate of JANICE URE, also known as JANICE LYNNE URE, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
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.	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 15, 2025.
	DANIEL SCOTT URE Personal Representative 1805 Westminster Court Lakeland, FL 33809
	Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com
	August 15, 22, 2025 25-01208K

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25CP-2384 Division Probate IN RE: ESTATE OF PHILIP A. HOLLAND Deceased.	creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
The administration of the estate of Philip A. Holland, deceased, whose date of death was April 15, 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 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 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	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 15, 2025.
	Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896
	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 15, 22, 2025 25-01206K

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002526 Division Probate IN RE: ESTATE OF LE RUE MARSHALL STELLFOX A.K.A. LE RUE M. STELLFOX Deceased.	NOTICE.
The administration of the Estate of Le Rue Marshall Stellfox a.k.a. Le Rue M. Stellfox, Deceased, whose date of death was May 28, 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.	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 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.	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 15, 2025.
	Personal Representative: Heidi S. Bahmueller 649 General Scott Road King of Prussia, PA 19406
	Attorney for Personal Representative: Daniel S. Henderson E-Mail Addresses: Dan@hendersonsachs.com ana@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs PA 8240 Exchange Drive, Suite C6 Orlando, FL 32809 Telephone: 407-850-2500
	August 15, 22, 2025 25-01210K

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002865 IN RE: ESTATE OF ROBERT W. PARRISH, Deceased.	The administration of the estate of ROBERT W. PARRISH, deceased, whose date of death was June 20, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the curator and the curator'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.
	A Personal Representative or cura-

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2025-CP-002072 IN RE: ESTATE OF MARVIN DANIEL FUCHS a/k/a Marvin D. Fuchs Deceased.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
The administration of the Estate of Marvin Daniel Fuchs a/k/a Marvin D. Fuchs, deceased, whose date of death was November 23, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.	NOTWITHSTANDING THE TIME PERIODS 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 15, 2025.
	Personal Representative: Cindy Fuchs Eckart 346 Sterling Dr. Winter Haven, Florida 33884
	Attorney for Personal Representative: Cyrus Malhotra, Esq. Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: cortney@FLprobatesolutions.com
	August 15, 22, 2025 25-01209K

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025-CP-000986 Division: Probate IN RE: THE ESTATE OF NORMAND A. THERIAULT Deceased.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
The administration of the estate of Normand A. Theriault, deceased, whose date of death was January 9, 2025, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave Bartow, FL 33830.	The personal representative or curator has no duty to discover whether any property held at the time of 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 §§ 732.216 – 732.228, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Florida Statute § 732.2211.
	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 15, 2025.
	Signed on 03/21/2025.
	Gary Theriault, Petitioner.
	Skiles K. Jones, Esq. Attorney for Gary Theriault Florida Bar Number: 1000367 Patriot Legal Group 10 Bobby Green Plaza Auburndale, FL 33823 Telephone: (863) 332-2114 E-Mail: skiles@patriotlegal.com Secondary E-Mail: service@patriotlegal.com
	August 15, 22, 2025 25-01217K

FIRST INSERTION	
NOTICE OF RULE DEVELOPMENT BY SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT	IN accordance with Chapters 120 and 190, <i>Florida Statutes</i> , the Saddle Creek Preserve of Polk County Community Development District ("District") hereby gives notice of its intent to develop Rule No. SCP-R0005 related to parking and parking enforcement on District property, with penalties including but not necessarily limited to towing ("Policy"). The purpose and effect of this Policy is to provide for efficient and effective operations of the District as provided by Section 190.035, <i>Florida Statutes</i> . Specific legal authority for the Policy includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5), 190.012(2)(d) and 120.54, <i>Florida Statutes</i> .
	A public hearing on the adoption of the proposed Policy will be conducted by the District on Tuesday, September 23, 2025, at 2:00 p.m., at the Hampton Inn Lakeland, 4420 North Sorcum Loop Road, Lakeland, Florida 33809.
	A copy of the proposed Policy any material proposed to be incorporated by reference may be obtained by contacting the District Manager at Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132 ext. 536; Email: hbeckett@vestapropertyservices.com.
	Heath Beckett, District Manager Saddle Creek Preserve of Polk County Community Development District August 15, 2025 25-01200K

FIRST INSERTION	
NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CC001725 SERENO HOMEOWNERS ASSOCIATION INC., a Florida Not-For-Profit Corporation, Plaintiff, v. CARL DONAVON AUSTIN; UNKNOWN SPOUSE OF CARL DONAVON AUSTIN; KAREN CARNATE MAKAHIYA AUSTIN; UNKNOWN SPOUSE OF KAREN CARNATE MAKAHIYA AUSTIN & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.	Notice is given that pursuant to the Final Judgment of Foreclosure dated 7/30/2025, in Case No.: 2024CA004705 of the County Court in and for Polk County, Florida, wherein JACE LANDING HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and LUIS DANIEL ROCHE JIMENEZ, et al., is the Defendant. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 9/15/2025, the following described property set forth in the Final Judgment of Foreclosure:
	Lot 23, JACE LANDING, according to the plat as recorded in Plat Book 178, Pages 47 and 48, 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 7, 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 15, 22, 2025 25-01203K

FIRST INSERTION	
Fictitious Name Notice	Notice is herby given that Yauchler Properties, LLC, desiring to engage in business under the fictitious name of Cheapo Water located at 516 Lake Lulu Drive, Winter Haven FL 33880 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 15, 2025 25-01202K

FIRST INSERTION	
NOTICE OF PUBLIC SALE	Notice is hereby given that on 09/05/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2002 SKYL mobile home bearing vehicle identification numbers 9P610447PA and 9P610447PB and all personal items located inside the mobile home. Last Tenant: Frederick S. Hilchey and Kathleen A. Hilchey. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.
	August 15, 22, 2025 25-01201K

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer

ACTIONS

FIRST INSERTION	
<p>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2025CA002333 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.</p>	<p>AREKA NICOLE HELMS; et al., Defendants. TO: AREKA NICOLE HELMS; 3307 FOX RIDGE DR WINTER HAVEN, FL 33884 STEVEN HELMS A/K/A STEVEN DEWAYNE HELMS; 3307 FOX RIDGE DR WINTER HAVEN, FL 33884 YOU ARE NOTIFIED that an action to foreclose to the following property in Polk County, Florida: LOT 34, FOX RIDGE PHASE</p>

SUBSEQUENT INSERTIONS

SALES / ACTIONS / ESTATE

SECOND INSERTION	
<p>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-</p>	<p>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, 202525-01191K</p>
SECOND INSERTION	
<p>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 GANA; UNKNOWN SPOUSE OF THERTHEA TUNCYNA BABA GANA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BANK OF AMERICA NATIONAL ASSOCIATION A/K/A BANK OF AMERICA, NA 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.</p>	<p>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: eflingl@exllegal.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, 202525-01180K</p>
SECOND INSERTION	
<p>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. 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-</p>	<p>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</p>
FOURTH INSERTION	
<p>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.,</p>	<p>attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 9/8/2025, 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 this 1 day of May, 2025. Stacy M. Butterfield CLERK OF THE COURT (SEAL) By: Antonio Sparrow Deputy Clerk Vestalia Aylsworth, Esq., 12307 SW 143rd Ln, Miami, FL 33186-6026 July 25; Aug. 1, 8, 15, 202525-01084K</p>
SECOND INSERTION	
<p>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</p>	

SECOND INSERTION	
<p>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.</p>	<p>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 MICHAEL A. JOHNSON August 8, 15, 202525-01185K</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA, PROBATE DIVISION File No. 532025CP001720A000BA IN RE: ESTATE OF NOAH VINH YANG, Deceased. The administration of the Estate of NOAH VINH YANG, Deceased, whose date of death was October 25, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P. O. Box 9000, Drawer No. CC-4, Bartow, Florida 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 WITHIN THE LATER OF THREE 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 THREE MONTHS AFTER THE</p>	<p>DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 § 732.16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is August 8, 2025. Personal Representative: Hong Kim Duong 5910 County Line Road Lakeland, FL 33811 Attorney for Personal Representative: Gregory D. Jones, Esquire Rywant, Alvarez, Jones, Russo & Guyton, P.A. 302 Knights Run Avenue, Suite 1000 Tampa, Florida 33602 Telephone (813) 229-7007 01146783-1 August 8, 15, 202525-01177K</p>

SECOND INSERTION	
<p>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. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023CC0040400000000 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-</p>	<p>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</p>

--- SALES ---

SECOND INSERTION

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

53-2024-CA-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
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. 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

SECOND 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 #FLFLK79B08767GL, 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

SECOND 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

SALES / ESTATE / PUBLIC SALES ---

SECOND INSERTION		
NOTICE OF PUBLIC SALE 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.: 0011117113 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#31021-1595) August 8, 15, 2025	25-01186K

SECOND 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 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 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 Attorney for Personal Representative August 8, 15, 2025	25-01188K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 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. 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 04-097387-F00 August 8, 15, 2025	25-01166K

SECOND 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, wherein 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 , 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 , Counsel for Plaintiff August 8, 15, 2025	25-01193K

SECOND 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 acrispinaackal@mcdonaldhopkins.com tdodson@mcdonaldhopkins.com August 8, 15, 2025	25-01158K

SECOND 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 Secondary E-Mail: tami@stonelawgroupfl.com August 8, 15, 2025	25-01187K

SECOND INSERTION		
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). 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@aldridgepite.com 1100-981B August 8, 15, 2025	25-01173K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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: MRService@mccalla.com Fla. Bar No.: 146803 23-08654FL August 8, 15, 2025	25-01183K

SECOND 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. 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 Secondary E-Mail: info@orangeblossomlaw.com August 8, 15, 2025	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 732.2211. 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 Secondary E-Mail: info@orangeblossomlaw.com August 8, 15, 2025	25-01189K

SECOND INSERTION		
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 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, 2025	25-01174K

ACTIONS / SALES / ESTATE / PUBLIC SALES ---

SECOND 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

SECOND 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 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 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 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
Fla. Bar #0948977
August 8, 15, 2025 25-01192K

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH
COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

SECOND 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.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO. 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.

SECOND 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 VELAZQUEZ; 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,

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
Division 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

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

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 Weinstein
Jordan Weinstein, Esq.
FBN: 1039538
File No: 02308333-JMV
Case No.: 2024CA001125000000
August 8, 15, 2025 25-01194K

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO. 2025CA001319A000BA

FIFTH THIRD BANK, Plaintiff, vs. JUSTIN R. RUSHING A/K/A JUSTIN RICHARD RUSHING, et al., Defendant.

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

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO. 2025-CA-001653-A000-BA

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, Defendants.

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

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO.: 2025-CA001156

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.

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 DELOACH A/K/A RICHARD LEE S. DELOACH, DECEASED

cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1981 SAND Mobile Home
VIN No.: FLFL1AB17700537
Title No.: 21384214
And All Other Personal Property There-

SECOND INSERTION

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

in PREPARED BY: Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd., Suite 210-B
Tallahassee, Florida 32303
August 8, 15, 2025 25-01179K

SECOND INSERTION

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
24-09161FL
August 8, 15, 2025 25-01170K

SECOND INSERTION

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 LAKELAND 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

SECOND INSERTION

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 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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com