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

**AUGUST 15 - AUGUST 21, 2025** 

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

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

NOTICE 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.

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 repre-

sentative and the personal representa-tive's attorney are set forth below.

other persons having claims or demands against decedent's estate on

whom a copy of this notice is required

to be served must file their claims

with this court ON OR BEFORE

THE LATER OF 3 MONTHS AFTER

THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Com-

munity 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

The personal representative has no

All creditors of the decedent and

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

fied under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this

notice is: August 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

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF

DATE OF DEATH IS BARRED.

Personal Representative:

/s/ Jeffrev 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

Fax: (863) 402-5425

Secondary E-Mail:

August 15, 22, 2025

Telephone: (863) 402-5424

tami@stonelawgroupfl.com

charlotte@stonelawgroupfl.com

25-01206K

must be filed with the clerk.

THIS NOTICE.

EVER BARRED.

August 15, 22, 2025

FIRST INSERTION

25-01208K

#### 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

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

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

A Personal Representative or cura-

tor 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.

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

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

The date of first publication of this

notice is: August 15, 2025.

Robert D. Hines, Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612

Robert D. Hines, Esq. Attorney for Curator 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

25-01207K

# 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 The administration of the Estate of Marvin Daniel Fuchs a/k/a Marvin FORTH IN FLORIDA STATUTES D. Fuchs, deceased, whose date of SECTION 733.702 WILL BE FORdeath was November 23, 2023, is pending in the Circuit Court for NOTWITHSTANDING THE TIME Polk County, Florida, Probate Divi-PERIODS SET FORTH ABOVE, ANY sion, the address of which is 255 N. CLAIM FILED TWO (2) YEARS OR Broadway Ave., Bartow, FL 33830. MORE AFTER THE DECEDENT'S The names and addresses of the Personal Representative and the Per-The date of first publication of this notice is August 15, 2025. sonal Representative's attorney are set forth below.

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

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 PUBLICA-TION OF THIS NOTICE

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

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

tor 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

filings@FL probate solutions.comSecondary E-Mail: cortney@FLprobatesolutions.com August 15, 22, 2025

### FIRST INSERTION

### 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.

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.

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

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

E-Mail:

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 emand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is August 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

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.

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 names and addresses of the petitioner/personal representative and the attorney for the petitioner/personal representative are set forth below. All creditors of the Decedent and

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

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

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

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 §

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

#### FIRST INSERTION

#### NOTICE OF RULE DEVELOPMENT BY SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, 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, *Florida Statutes*. Specific legal authority for the Policy includes Sections 190.011, 190.012(3) 190.035(2), 190.011(5), 190.012(2)(d)

### 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 under a Final Summary Judgment dated July 9, 2025, and in Case No. 2024CC001725 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which SERENO HOMEOWNERS ASSOCIATION INC., the Plaintiff and CARL DONAVON AUSTIN & KAREN CARNATE MAKAHIYA AUSTIN the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose. com, at 10:00am on September 2, 2025, the following described property set forth in the Final Summary Judg-

Lot 53, of Sereno Phase One, according to the plat thereof, as recorded in Plat Book 146, at Pages 22 through 25, of the Public Records of Polk County, Florida

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

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

WITNESS my hand this 11th day of August 2025. By: /s/ Karen J. Wonsetler Karen J. Wonsetler, Esq Florida Bar No. 140929 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff August 15, 22, 2025 25-01204K

#### FIRST INSERTION NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1974 HACI HS 55' Double Wide Trailer, VIN 3652 A&B, and the contents therein, if any, abandoned by previous owners and tenants, Frederico and Camilo Campuzano.

On August 25, 2025 at 9:00am at 3800 Bruce Blvd., Lake Wales, FL 33898 36901870v1

August 15, 22, 2025 25-01214K

### and 120.54, $Florida\ Statutes$ . 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 So-

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)

crum Loop Road, Lakeland, Florida

vestapropertyservices.com. Heath Beckett, District Manager Saddle Creek Preserve of Polk County Community Development District August 15, 2025 25-01200K

263-0132 ext. 536; Email: hbeckett@

#### FIRST INSERTION

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

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA004705

JACE LANDING HOMEOWNERS ASSOCIATION, INC.,

Plaintiff, vs. LUIS DANIEL ROCHE JIMENEZ, 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. Butter-field, 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 Bv: /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

### 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

#### 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-

August 15, 22, 2025 25-01201K



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

#### FIRST INSERTION

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

CASE NO.: 2024CA003493000000 INVESTOR MORTGAGE FINANCE, LLC, Plaintiff, v. JAHANI REALTY, LLC, A

MASSACHUSETTS LIMITED LIABILITY COMPANY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on August 1, 2025 and entered in Case No. 2024CA003493000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JAHANI REALTY, LLC, A MASSA-CHUSETTS LIMITED LIABILITY COMPANY, et al., are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www. polk.realforeclose.com on September 15, 2025 at 10:00am, the following described real property as set forth in

said Final Judgment, to wit: LOT 169, HIGHGATE PARK - PHASE ONE, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 3 INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60DAYS AFTER THE SALE. IMPORTANT

If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830. (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol son Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq.

# and commonly known as: 115 LAN-CASTER DR, DAVENPORT, FL FL Bar No.: 1055042 fcpleadings@ghidottiberger.com August 15, 22, 2025 25-01 33897 (the "Property"). 25-01221K

#### FIRST INSERTION

#### REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services The Forest Lake Community Development District (the "District"), located in Polk County, Florida, announces that professional engineering services will be required on a continuing basis for the District's anticipated capital improvements which may include work related to the District's stormwater management system, landscaping improvements, utilities, roadway improvements, amenity improvements and other public improvements authorized by Chapter 2025-231, Laws of Florida, and Chapter 189, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required. Any firm or individual ("Applicant")

desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses: 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Polk County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Appli-

CLEAR SPRINGS

STEWARDSHIP DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION

OF THE FISCAL YEAR 2026

PROPOSED BUDGET(S); AND

NOTICE OF REGULAR BOARD OF

SUPERVISORS' MEETING. The Board of Supervisors ("Board") of

the Clear Springs Stewardship District

("District") will hold a public hearing and regular meeting as follows:

LOCATION: 6105 Spirit Lake Road

The purpose of the public hearing is to

receive comments and objections on the adoption of the District's proposed

budget(s) for the fiscal year beginning

October 1, 2025, and ending September

30, 2026 ("Proposed Budget"). A reg-

ular Board meeting of the District will

also be held at the above time where the

Board may consider any other business

that may properly come before it. A

copy of the agenda and Proposed Bud-

get may be obtained at the offices of the

District Manager, , Wrathell, Hunt and Associates, LLC, 2300 Glades Road,

Suite 410W, Boca Raton, Florida 33431,

(561) 5174-0010 ("District Manager's

Office"), during normal business hours,

or by visiting the District's website at

https://clearspringsstewardshipdis-

trict.com.

DATE: September 10, 2025

Winter Haven, Florida 33880

TIME: 1:00 PM

cants and will comply with Florida law. including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit six (6) copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on September 3, 2025, to the attention of Anchor Stone Management, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 ("District Manager's Office"). With one electronic copy to be sent to Patricia@AnchorstoneMGT.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with par-ticularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

August 15, 2025 25-01218K

The public hearing and meeting are

open to the public and will be conducted in accordance with the provisions of

Florida law. The public hearing and/or

meeting may be continued in progress

to a date, time certain, and place to be

specified on the record at the public

hearing and/or meeting. There may be occasions when Board Supervisors or

District Staff may participate by speak-

Any person requiring special ac-

commodations at the public hearing

or meeting because of a disability or

physical impairment should contact

the District Manager's Office at least

forty-eight (48) hours prior to the public hearing and meeting. If you

are hearing or speech impaired, please

contact the Florida Relay Service by

dialing 7-1-1, or 1-800-955-8771 (TTY)

/ 1-800-955-8770 (Voice), for aid in

contacting the District Manager's Of-

any decision made by the Board with

respect to any matter considered at

the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the

person may need to ensure that a verba-

tim record of the proceedings is made,

including the testimony and evidence

upon which such appeal is to be based.

25-01222K

District Manager

August 15, 22, 2025

Each person who decides to appeal

er telephone.

#### FIRST INSERTION

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

DIVISION CASE NO. 2023CA006467000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF MAXINE KELLUM, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated September 04, 2024, and entered in 2023CA006467000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVIC-ING, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MAXINE KELLUM, DE-CEASED; SUSAN KELLUM; BREN-DA JEAN KELLUM; ALVIS LILLIAN KELLUM; LARRY KELLUM; MAR-VIN KELLUM 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 September 2, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 4, MAP OF RESUBDIVISION OF BLOCK 3 OF C.M. MAXWELL'S SUB-DIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGE 49, IN

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2018 CMHM CMHM HOMES, INC. MANUFACTURED HOME BEARING
TITLE # 131900980 AND VIN # WHC023912GA, LOCATED THEREON, 2835

Address: Property FLETCHER AVE, LAKELAND, FL 33803

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

#### IMPORTANT

AMERICANS WITH DISABILITIES ACT. 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 12 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 22-025548 - RaO August 15, 22, 2025 25-01215K

#### FIRST INSERTION

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

CIVIL DIVISION Case No. 53-2024-CA-001596 Division 15 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST Plaintiff, vs. JOANNE STALVEY, UNKNOWN SPOUSE OF JOANNE STALVEY, AND UNKNOWN TENANTS/

OWNERS,

ida described as:

Defendants Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 3, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Flor-

COMMENCE AT THE SW CORNER OF THE NW ¼ OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 26 EAST POLK COUNTY, FLORIDA, THENCE RUN N 29°17' 51' E., 110.0 FEET ALONG THE SOUTH LINE OF SAID NW ½; THENCE N. 55°39'08" E., 116.25 FEET; THENCE N 67°13'38" E. ALONG THE CENTRAL LINE OF LAKE BUFFUM ROAD, 100.0 FEET TO THE POINT OF BEGIN-NING; THENCE CONTINUE N. 67°13'38" E., 25.0 FEET; THENCE N. 21°12'18" W., 443.33 FEET; THENCE N. 01°52'01" W., 271.64 FEET; THENCE S. 67°29' W., 168.18 FEET; THENCE S 01°19'12" E., 270.25 FEET; THENCE 68°45'18" E., 150.37 FEET;

THENCE S. 21°12'22" E., 444.0 FEET TO THE POINT OF BE-GINNING. A/K/A LOT 18 TOGETHER WITH THAT CERTAIN 2000 SKYLINE CORP OAK SPRINGS MOBILE HOME, VIN(S) 32620124MA, 32620124MB

and commonly known as: 6575 LAKE BUFFUM RD N, FORT MEADE, FL 33841; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on September 23, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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

voice impaired, call 711. Dated this August 13, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 53-2024-CA-001596  $318000/2424796/\mathrm{CMP}$ August 15, 22, 2025

## FIRST INSERTION

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

Notice is hereby given that, on September 2, 2025, at 10:00 AM, at 1425 Ritter Rd., Lot 13, Southwinds Mobile Home Park, Inc., pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Eric Stephen Jarvis and Cathi A. Jarvis, to wit: A certain 1986 BAYS singlewide mobile home, bearing VIN # 33610313V. The

name of the former tenant is Arlene Tynan.

25-01224K

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

August 15, 22, 2025 25-01223K

### FIRST INSERTION

FIRST INSERTION

### NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 2024-CA-003854 VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC. AND THE VILLAS AT VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., Plaintiffs, vs. HELEN W. BURHANS,

Defendant. Notice is given that pursuant to the Final Judgment of Foreclosure dated July 30, 2025, in Case No.: 2024-CA-003854 of the Circuit Court in and for Polk County, Florida, wherein VIENNA SQUARE HOMEOWNERS' ASSO-CIATION, INC. AND THE VILLAS AT VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC, are the Plaintiff and HELEN W. BURHANS, is the Defendant. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www. polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on September 15, 2025, the following

described property set forth in the Final

Judgment of Foreclosure:

Lot 36, VIENNA SQUARE PHASE 1, according to the map or plat thereof recorded in Plat Book 143, Pages 36, 37, 38 and 39, 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 12, 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 25-01220K August 15, 22, 2025

### FIRST INSERTION

### Notice Of Public Sale

The following personal property of: Michael Edward Korbel or Carolyn Sue Korbel will on September 9, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Stat-

utes Section 715.109: 2004 Hond, VIN 1HFSC470X4A302236 , TITLE 0091085509 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,

August 15, 22, 2025 25-01219K



We publish all Public sale,

• We offer an online payment portal for

to the Clerk's office on your behalf

easy credit card payment

and select the appropriate County name from the menu option

**Estate & Court-related notices** 

• Service includes us e-filing your affidavit

or email legal@businessobserverfl.com

### --- ACTIONS / SALES / ESTATE ---

POLK COUNTY

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.

532024CA002269000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
ALL UNKNOWN HEIRS,

CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS. TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN MARIE THOMAS, DECEASED: VELPEAU CARLTON THOMAS, JR.; DONNA TROBAUGH; FRANCES SCHAAL; TERRY KEVIN THOMAS: BENJAMIN THOMAS; BECKY WHEELER; SHERYL MCDUFFIE; MICHELLE HILL: HSBC FINANCE CORPORATION, AS SUCCESSOR BY MERGER TO HOUSEHOLD FINANCE CORPORATION III": ISPC, INC.; CITY OF LAKELAND, FLORIDA; ADVANCED PLUMBING TECHNOLOGY. LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 28, 2025 and entered in Case No. 532024CA002269000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, AS-SIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN MARIE THOMAS, DECEASED; VELPEAU CARLTON THOMAS. JR.: DONNA TROBAUGH: FRANCES SCHAAL; TERRY KEVIN THOMAS; BENJAMIN THOM-AS; BECKY WHEELER; SHERYL MCDUFFIE; MICHELLE HILL; UN-

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.: 2024-CA-004074

CALABAY PARC HOMEOWNERS

ASSOCIATION, INC., a Florida

individually; NATIVE SURPRIS; and SECRETARY OF HOUSING

AND URBAN DEVELOPMENT,

**Defendants.**NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and

Award of Attorneys Fees and Costs,

dated June 20, 2025, and entered

in Case Number: 2024-CA-004074,

of the Circuit Court in and for Polk

County, Florida, wherein CALABAY PARC HOMEOWNERS ASSOCIA-

TION, INC., is the Plaintiff, and WIL-LIE JEAN ERNEUS, individually; NA-

TIVE SURPRIS; and SECRETARY OF

HOUSING AND URBAN DEVELOP-

MENT: are the Defendants, the Polk

County Clerk of the Court will sell to

the highest and best bidder for cash,

by electronic sale on-line at www.polk.

realforeclose.com, beginning at 10:00

o'clock A.M. on the 18th day of Sep-

tember, 2025, the following described property as set forth in said Summary

Final Judgment of Foreclosure and

Award of Attorneys Fees and Costs,

Property Address: 449 Orista

Drive, Davenport, Florida 33897

according to the map or plat thereof, as recorded in Plat Book

113, Page(s) 26 and 27, of the

Public Records of Polk County.

Property Description:

to-wit:

not-for-profit corporation,

WILLIE JEAN ERNEUS,

Plaintiff, vs.

PROPERTY,

KNOWN PERSON(S) IN POSSES-SION OF THE SUBJECT PROPERTY; HSBC FINANCE CORPORATION, AS SUCCESSOR BY MERGER TO HOUSEHOLD FINANCE CORPO-RATION III"; ISPC, INC.; CITY OF LAKELAND, FLORIDA; ADVANCED PLUMBING TECHNOLOGY, LLC; are defendants. STACY M. BUTTER-FIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE. COM, at 10:00 A.M., on September 2, 2025, the following described property as set forth in said Final Judgment, to

LOT 1, BLOCK 5, EDGEWOOD PARK, UNIT ONE, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 43, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

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

Dated this 6th day of August 2025. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-00164 NML V6.20190626

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.

Rebecca Blechman Esquire

Florida Bar No.: 0915602

Florida Bar No.: 0098460

Florida Bar No.: 0725072

Florida Bar No.: 0968323

Florida Bar No.: 0018858

Florida Bar No.: 0121474

Florida Bar No.: 1058704

Nelson Crespo Florida Bar No.: 0121499

Florida Bar No.: 0040628

Florida Bar No.: 0125998

DI MASI BURTON, P.A.

Orlando, Florida 32801

jdlaw@orlando-law.com

August 15, 22, 2025

801 N. Orange Avenue, Suite 500

Attorney for Plaintiff, Association

/s/ Rebecca Blechman

John L. Di Masi

Patrick J. Burton

Helena G. Malchow

Eryn M. McConnell

Rebecca Blechman

Shelby Pfannerstill

Arthur Barksdale

Toby Snively

Service E-Mail:

Brian S. Hess

25-01195K

August 15, 22, 2025

Florida.

FIRST INSERTION

#### FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE following property:
LOT 1, BLOCK 15, RIVER-TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION CASE NO. 532025CA001969A000BA LAKEVIEW LOAN FLORIDA. SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL GERARD FOYTE, DECEASED, Defendant(s).

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF PAUL GERARD FOYTE, DECEASED, and THE UNKNOWN HEIRS, BENEFI-CIARIES. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF MONTE PAUL FOYTE, DECEASED,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

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

STONE PHASE 5 AND 6, AC-CORDING TO THE PLAT AS RECORDED IN PLAT BOOK 185, PAGE 26, PUBLIC RE-CORDS OF POLK COUNTY,

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

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

Default Date: 9/18/2025 WITNESS my hand and the seal of

this Court at Polk County, Florida, this 11 day of August, 2025. Stacv M. Butterfield

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Tamika Joiner DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-274626

August 15, 22, 2025 25-01213K

### FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA002361A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

UNKNOWN HEIRS OF ABIGAIL BOODRAM, ET AL. Defendants

To the following Defendant(s): UNKNOWN HEIRS OF ABIGAIL BOODRAM (CURRENT RESIDENCE UNKNOWN)

Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 3, BLOCK 3113, POIN-CIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 2463 PECOS LN, POIN-CIANA FLORIDA 34759

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD

BEACH, FL 33442 on or before September 15, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. If you are a person with a disability

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

WITNESS my hand and the seal of this Court this 12 day of August, 2025. Stacy M. Butterfield

POLK COUNTY CLERK OF COURT (SEAL) By A. Nieves As Deputy Clerk

J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110. DEERFIELD BEACH, FL 33442 NS20876-25/cam

August 15, 22, 2025 25-01216K

### FIRST INSERTION

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

Case No. 2018 CA 004630 Division 15 R P FUNDING, INC.

BRUCE Q. DOUGLAS SR, TIFFANY L. DOUGLAS, ELOISE COVE COMMUNITY ASSOCIATION, INC., STATE OF FLORIDA. DEPARTMENT OF REVENUE, SAMANTHA P. EBERTS, AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on March 13, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will

sell the property situated in Polk County, Florida described as: LOT 16, ELOISE COVE, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 14 AND 15, OF THE PUBLIC RE-

CORDS OF POLK COUNTY, FLORIDA. and commonly known as: 1920 ELO-ISE COVE DRIVE, WINTER HAVEN, FL 33884; including the building, ap-

purtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on SEP-TEMBER 4, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com August 15, 22, 2025

### FIRST INSERTION

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

Case #: 2024CA004078000000 DIVISION: 4 Wells Fargo Bank, N.A.

Plaintiff, -vs.-Jonathan P. Claitt; Unknown Spouse of Jonathan P. Claitt; United States of America, acting through the Rural Housing Service and its successors; Enclave at Imperial Lakes Homeowners Association, Inc.: Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA004078000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Jonathan P. Claitt are defendant(s), I, Clerk of Court, Stacv M. Butterfield. will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on September 15, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 255, ENCLAVE AT IMPE-RIAL LAKES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 134, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 24-332097 FC01 WNI August 15, 22, 2025 25-01205K

#### FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA005019000000

CITIZENS BANK NA F/K/A RBS CITIZENS NA,

Plaintiff, vs.
ZAHIRA M. ROBLES A/K/A ZAHIRA M. ROBLES MONTANEZ; UNKNOWN SPOUSE OF ZAHIRA M. ROBLES A/K/A ZAHIRA M. ROBLES MONTANEZ; PEDRO ROBLES CASANOVA A/K/A PEDRO ROBLES; UNKNOWN SPOUSE OF PEDRO ROBLES CASANOVA A/K/A PEDRO ROBLES; WIND MEADOWS HOMEOWNERS ASSOCIATION,

INC, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated April 15, 2025, and entered in Case No. 2023CA005019000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein CITIZENS BANK NA f/k/a RBS CITI-ZENS NA, is Plaintiff and Zahira M. Robles a/k/a Zahira M. Robles Montanez; Unknown Spouse of Zahira M. Robles a/k/a Zahira M. Robles Montanez; Pedro Robles Casanova a/k/a Pedro Robles; Unknown Spouse of Pedro Robles Casanova a/k/a Pedro Robles; Wind Meadows Homeowners Association, Inc., are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 7th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 119, WIND MEADOWS, A SUBDIVISION ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139, PAGES 11 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address:

2233 Barn Owl Avenue, Bartow, Florida 33830

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-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 before the clerk reports the surplus as unclaimed. If you are a person with a disabil-

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

Dated: 8/11/25 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400

Email: FLpleadings@mwc-law.com File No: 23-400136 August 15, 22, 2025 25-01211K

## FIRST INSERTION

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

2024CC-005898-0000-00 XE MARION GOLF RESORT HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, Plaintiff(s) VS. PATRICK D. JOHNSON, UNKNOWN SPOUSE OF PATRICK D. JOHNSON, ET AL

**Defendant**(s) Notice is hereby given that pursuant to a Final Judgment entered on MAY 6, 2025, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

Lot 97 of LAKE MARION GOLF RESORT, according to the Plat thereof as recorded in Plat Book 112, Pages 35-38, of the Public Records of Polk County, Florida. A/K/A: 706 Lake Marion Gold

Resart Dr., Kissimmee, FL 34759 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 4TH day of SEPTEMBER, 2025.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60DAYS AFTER THE SALE

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

WITNESS my hand and the seal of the Court on this 31st day of July, 2025. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Carolyn Mack Deputy Clerk

Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000

25-01197K August 15, 22, 2025



### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002328A000BA IN RE: ESTATE OF GREGORY ROUSSEAU

Deceased. The administration of the estate of GREGORY ROUSSEAU, deceased, File Number 2025CP002328A000BA, 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 name and addresses of the personal representative and the personal representative's attor-

ney are set forth below.

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

THIS NOTICE ON THEM. All other creditors of the decedent

and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST

25-01212K

THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

PERIODS SET FORTH ABOVE, ANY DATE OF DEATH IS BARRED.

Notice is August 15, 2025. Personal Representative: /s/ Marie Louicita Charles

Marie Louicita Charles

PO BOX 3164 Boynton Beach Florida, 33424 Attorney for Personal Representative: /s/ W. Marie Elianor Florida Bar No. 1035558 W. Marie Elianor, Esq. 9700 Griffin Road Cooper City Florida, 33328 August 15, 22, 2025 25-01199K

PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF

NOTWITHSTANDING THE TIME CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

### --- ACTIONS ---FIRST INSERTION

#### NOTICE OF ACTION: CONSTRUCTIVE SERVICE -PROPERTY

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

CIVIL DIVISION

CASE NO.: 2025CA002333 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

#### 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

ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 3307 FOX RIDGE DR, WINTER HAVEN, FL 33884.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's

attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres. FL 33467, on or before 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,

DATED on Jul 30 2025, 2025.

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

DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252

Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff August 15, 22, 2025 25-01198K

### SUBSEQUENT INSERTIONS

### --- SALES / ACTIONS / ESTATE ---

#### SECOND INSERTION

#### NOTICE OF SALE **PURSUANT TO CHAPTER 45,** FLORIDA STATUTES

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

CASE NO.: 2024 CA 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 TER-RANOVA HOMEOWNERS ASSOCIA-TION 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 thereof, 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 25-01191K

August 8, 15, 2025

### FOURTH INSERTION

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

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

JOEL ENFECTANA and NAKITA D. ROMINE, Defendants.

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

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

Lot 5 and the North 1/2 of the Lot 4, Block 3, Colonial Terrace, A Subdivision, According to the Plat thereof, as recorded in Plat book 36, Page 9 of the Public Records of Polk County, Florida More commonly known as 4816 Pilgrim Ln, Lakeland, FL 33810

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

Plaintiff's attorney, whose address is 12307 SW 143rd Ln, Miami, FL 33186-6026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Complaint.

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

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

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

25-01084K

#### SECOND INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

PROBATE DIVISION File No.: 25CP-2167 IN RE: ESTATE OF DIANE MARY LINDEMANN,

All creditors of the decedent and

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN 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,

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, 2025 25-01185K

#### SECOND INSERTION

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

532024CA002082000000 ALVIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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.

realforeclose.com, on August 29, 2025 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 1 day of August, 2025. eXL Legal, PLLC Designated Email Address: efiling@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, 2025

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-003081 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. KEVIN M. PEARCE, et al.,

**Defendants.**NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on September 9, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 4, WEDGEWOOD TER-RACE, according to the map or plat thereof as recorded in Plat Book 46, Page 45, of the Public records of Polk County, Florida. Property Address: 991 Wedge wood SE, Winter Haven, FL 33880

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

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

SECOND INSERTION

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, 2025

25-01167K

FOR POLK COUNTY, FLORIDA

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.

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

SECOND INSERTION

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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 WITH-IN THREE MONTHS AFTER THE

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, 2025 25-01177K

### 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.: 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 MORT-GAGE CORPORATION is Plaintiff, and JOSEPH WEEKS, RANDA RIDGE HOMEOWNERS ASSOCIA-TION, 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

LOT 101, RANDA RIDGE, PHASE 1, ACCORDING TO THE PLAT THEREOF RE-

property as set forth in said Final Judg-

ment, to wit:

CORDED IN PLAT BOOK 125, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA.

25-01180K

Also known as 810 DENGAR AV-ENUE, 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, 2025 25-01175K

### 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.: 53-2024-CA-002110 TH MSR HOLDINGS LLC, Plaintiff, vs.

JOHN HERRON, et al.,

Defendants.

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Amended Summary Final Judgment of Foreclosure entered on July 28, 2025 in Case No. 2024-CA-002110 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein TH MSR HOLDINGS LLC is Plaintiff. and JOHN HERRON, AS PERSONAL REPRESENTATIVE OF THE ES-TATE OF WILLIAM T. HERRON, JOHN HERRON, JOSEPH HER-RON, MARGARETT WHELAN and UNKNOWN HEIRS OF WILLIAM T. HERRON, are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk. realforeclose.com, on the 23rd day of September, 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final

Judgment, to wit: LOT 122, HUNTERS RUN PHASE 2, ACCORDING TO THE MAP OR PLAT THERE-

OF AS RECORDED IN PLAT BOOK 93, PAGE 6, PUBLIC RECORDS OF POLK COUN-TY, FLORIDA.

Also known as 507 POWDER HORN ROW, LAKELAND, FL 33809 (the "Property"). together with all exist-ing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in

the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability

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

Dated this 1st day of Aiugust 2025

Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252 E-mail: pleadings@sokrem.com, Counsel for Plaintiff 25-01176K August 8, 15, 2025

### SECOND INSERTION

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. 2023CC004040000000 of the County Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLE-LY 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, FLORI-DA, 211 FEET WEST OF THE NORTHEAST COR-

NER THEREOF, AND RUN SOUTH 140.18 FEET TO PUB-LIC ROAD, THEN S 89° 45 30" E, 62 FEET ALONG PUB-LIC 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, 2025 25-01168K --- 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 8/29/25at 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:

#### F LORENE BEARD, PAUL BEARD AND ANY AND ALL UNKNOWN HEIRS, DEVI-SEES AND OTHER CLAIM-ANTS OF PAUL BEARD

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923%%, Use Period No./Unit No. 12/0005, Build-

DEBORAH G. FREEMAN, DOROTHY YEAGER, DON-NA T. BECK, RUBE W. WIL-COX AND PAUL L. WILCOX AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAUL L. WILCOX AND RATIS WALTON YEAGER AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RATIS WALTON YEAGER

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

Type: AMBASSADOR III ROBERT GILLIHAN AND

No./Unit No. 39/0415, Unit

ANY AND ALL UNKNOWN DEVISEES AND CLAIMANTS OF HEIRS, ROBERT GILLIHAN

An undivided interest as tenant-

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

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

No./Unit No. 23/0005, Build-

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

Interest 1.923%%, Use Period No./Unit No. 33/0024, Build-

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

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orresort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

Interest 1.923%%, Use Period No./Unit No. 16/0040, Build-

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

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

Interest 1.923%%, Use Period No./Unit No. 16/0034, Build-

LEIGHA M. MYERS, PATSY R. MYERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATSY R. An undivided interest as tenant-

in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

Interest 1.923%%, Use Period No./Unit No. 24/0004, Building A

KEITH RODGERS AND ANY AND ALL UNKNOWN DEVISEES AND CLAIMANTS OF KEITH RODGERS, ROWENA

#### RODGERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROWENA RODGERS

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923%%, Use Period No./Unit No. 34/0016, Build-

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

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

No./Unit No. 40/0038, Build-

### X RUTH K. STADTFELD, MARK W. STADTFELD

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

conditions and provisions in the Declaration and any amendments thereto

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

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

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

No./Unit No. 50/0033, Build-XII

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

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

No./Unit No. 12/0034, Building E

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

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded

in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

Interest 1.923%%, Use Period No./Unit No. 51/0065, Building H

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

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

Interest 1.923%%, Use Period No./Unit No. 52/0065, Build-

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2024-CA-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 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 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 TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.

 $532024 {\rm CA}000404000000\\$ NEXUS NOVA LLC: NATHAN W MILLER, ET.AL;

Defendants

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

Lot 18, VILLAGE PARK, a subdivision according to the plat thereof recorded in Plat Book 78, Page 15, of the Public Records of Polk County, Florida. Together With a 1990 GLEN Mobile Home ID #FLFLK79A O8767GL, Title #48609975 and ID #FLFLK79BO8767GL, Title #48665695, permanently affixed thereto.

Property Address: 435 VIL-LAGE CIR SW, WINTER HA-VEN, FL 33880 ANY PERSON CLAIMING AN IN-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain as Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Andrew Arias, FBN: 89501

Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 Phone: (954) 644-8704: Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 25-01307 / CASE NO.: 532024CA000404000000

August 8, 15, 2025

NOTICE OF FORECLOSURE SALE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-001013 PENNYMAC LOAN SERVICES, LLC,

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 highest and best bidder for cash, the following 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

# SECOND INSERTION

of Polk County, Florida. Property Address: 831 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 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, Barat 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 25-01157K August 8, 15, 2025

**PUBLISH YOUR LEGAL NOTICE** 

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

or email legal@businessobserverfl.com



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

POLK COUNTY

#### 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. 2North 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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE OF A COPY OF THIS NOTICE 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.  $2023\mathrm{CA}004339000000$  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 CO-ERPER and DENISE SHANON CO-ERPER, 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, vou are entitled, at no cost to vou, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Todd C. Drosky, Esq.

FRENKEL LAMBERT WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111  $\,$ Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 |

Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com

 $August\,8,15,2025$ 

04-097387-F00 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 GIV-EN 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 GON-ZALEZ 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 Septemher 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,

LOT 144. CHAMPION'S RE-SERVE PHASE 2B, ACCORD-ING TO THE PLAT THERE-OF, 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,

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: 532025 CP0004480000 XXSECTION 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

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

## Personal Representative: MARY WENDELL STEENKEN

18 Riverview Street #A208 South Glen Falls, New York 12803 Attorneys for Personal Representative: ASHLEY CRISPIN ACKAL, ESQ. Florida Bar No. 37495 MCDONALD HOPKINS, LLC 501 South Flagler Drive, Suite 200 West Palm Beach, Florida 33401 Telephone: (561) 472-2121 Fax: (561) 472-2122 acrispinackal@mcdonaldhopkins.com tdods on @mcdonaldhopkins.comAugust 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes. The written demand must be filed with the

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 PUBLICA-TION OF THIS NOTICE.

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

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

The 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. GARD-NER; GOODLEAP, LLC; MV REALTY PBC, LLC; UNKNOWN TENANT #1 N/K/A DAVID GARDNER; UN-KNOWN TENANT #2 N/K/A DIAN-NA STANLEY; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS 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 RE-CORDED 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 JUDI-CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATION-STAR 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, Lot 16, Winston Heights Addi-

tion 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 notifi-cation 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

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

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

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

NOTWITHSTANDING THE TIME 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. 2024CA0023120000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. DEUTSCHE BANK NA-TIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORT-GAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFI-CATES, 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 RE-CORDED 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

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 discapacitación del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezw-

en 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

25-01179K

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

#### SECOND INSERTION

NOTICE OF PUBLIC SALE

following personal property of Judith Sampaio Campos a/k/a Judite Sampio 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 F. LYONS, a/k/a MICHAEL LYONS, Deceased.

The administration of the estate of MICHAEL FLOYD LYONS, a/k/a MI-CHAEL F. LYONS, a/k/a MICHAEL LYONS, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for the Tenth Judicial Circuit in and for Polk County, Florida, Probate Division, the address of which is Clerk of the Court, PO Box 9000, Drawer CC-4, Bartow, FL, 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

**OFFICIAL** COURTHOUSE **WEBSITES** 

25-01192K

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 SUB-DIVISION ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 37, PAGE 4, PUBLIC RECORDS OF POLK COUNTY, FLORI-

TOGETHER WITH A 2022 CHAMPION 56X26 MODEL MANUFACTURED HOME BEARING SERIAL NOS.: FL261-00P-H-B203046A AND FL261-00P-H-B203046B.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. By: /s/ Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: callender@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 August 8, 15, 2025 25-01182K

#### 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 pursu-

ant 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 RE-CORDED IN PLAT BOOK 38, PAGE 28, OF THE PUBLIC RECORDS OF POLK COUNTY,

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 25-01184K August 8, 15, 2025

## 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, 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 FI-NANCIAL SERVICES, Plaintiff and PEDRO MORENO RODRIGUEZ; UNKNOWN SPOUSE OF PEDRO MORENO RODRIGUEZ; ANNA ME-LENDEZ VELASQUEZ; UNKNOWN SPOUSE OF ANNA MELENDEZ VELAZQUEZ; ASSOCIATION OF POINCIANA VILLAGES, INC.; POIN-CIANA VILLAGE EIGHT ASSOCIA-TION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND UR-BAN DEVELOPMENT; THE CLERK OF THE 10TH JUDICIAL CIRCUIT FOR POLK COUNTY, FLORIDA; GOODLEAP, LLC; AQUA FINANCE, INC.; MIDLAND CREDIT MANAGE-MENT, 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

ing described property as set forth in said Final Judgment, to-wit:. LOT 11, BLOCK 811, POINCI-ANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 53,

AM on September 15, 2025 the follow-

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 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 DISCRE-TION, 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: ftlrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 02308333-JMV Case No.: 2024CA001125000000

25-01194K

August 8, 15, 2025

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

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.

Defendant

NATIONAL ASSOCIATION,

JUSTIN R. RUSHING A/K/A

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 MA-

RIE RUSHING, WHETHER SAID UNKNOWN PARTIES MAY CLAIM

AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

YOU ARE NOTIFIED that an ac-

tion for Foreclosure of Mortgage on

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

the following described property:

(RESIDENCE UNKNOWN)

JUSTIN RICHARD RUSHING,

NOTICE OF PUBLIC SALE

### SECOND INSERTION cash to satisfy storage fees in ac-

cordance with Florida Statutes, Section 715.109:

Year/Make: 1981 SAND Mobile Home VIN No.: FLFL1AB17700537 Title No.: 21384214 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

#### SECOND INSERTION

RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORI-DA, IN PLAT BOOK 1, PAGE 61, RUN THENCE NORTH ALONG THE EAST BOUND-ARY 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 BEGIN-NING.

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

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: Accounts Payable@mccalla.com24-09161FL

August 8, 15, 2025 25-01170K

#### 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, 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 UNDER, AND AGAINST 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

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 RAIL-ROAD ADDITION TO LAKE-LAND for a Point of Beginning; thence continue North 52 feet, thence West 100 feet thence South 43 Feet; thence East 31 feet; thence South 13 feet; thence East 19 feet; thence North 4 feet; thence East 50 feet to the Point of Beginning. LESS the North 41 feet of Lots 26 and 27 of COX-PATTERSON'S RAILROAD ADDITION, according to the map or plat thereof recorded in Plat Book 3A, Page 39, Public Records of Polk County, Florida. And

The North 4.0 feet of the South 47 feet of Lot 27 COX-PATTER-SON'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

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before September 8, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATE: July 31, 2025

STACY M. BUTTERFIELD Clerk of the Court By: Deputy Clerk

Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801 August 8, 15, 2025

25-01169K

### 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, BENEFICIA-RIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING 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, INDIVIDU-ALLY AND AS PERSONAL REPRE-SENTATIVE OF THE ESTATE OF RICHARD DELOACH A/K/A RICH-ARD L. DELOACH, SR. A/K/A RICHARD LEE DELOACH A/K/A RICH-ARD 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. DE-LOACH, SR. A/K/A RICHARD LEE DELOACH A/K/A RICHARD LEE S.

DELOACH, DECEASED

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 ANY AND ALL UNKNOWN PAR-

TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES, OR OTHER CLAIMANTS

Whose last known residence(s) is: 130 D. Street, Lake Wales, FL 33853 YOU ARE HEREBY required to

file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@ dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by July 30, 2025, the nature of this proceeding being a suit for foreclosure of mortgage against the following

described property, to wit:
LOT 8, BLOCK 1, LINCOLN PARK ADD, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 9, PAGE 19 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL IDENTIFICATION

NUMBER: 27-29-35-880000-001080 A/K/A 130 D STREET, UNIT 1, 2, 3, 4, LAKE WALES, FL

33853 If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 3 3779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition.

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

JUN 23, 2025. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: Asuncion Nieves

Deputy Clerk Damian G. Waldman, Esq.,

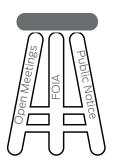
Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, service@dwaldmanlaw.com August 8, 15, 2025 25-01171K



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

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



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

# prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



**Accessibility** 

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**Independence** 



Verifiability



**Archivability** 

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



Newspapers remain the primary vehicle

all 50 states



# ypes Of Public Notices

### Citizen Participation Notices

Meeting Minutes or Summaries

Agency Proposals

Proposed Budgets and

Government Meetings  $\overline{\ }$  and Hearings

Tax Rates

Land and Water Use

Tax Districts

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes



**Commercial Notices** Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists.



Tax Deed Sales



**Government Property** Sales



Permit and License Applications

Mortgage Foreclosures



Name Changes



**Divorces and Adoptions** 



Orders to Appear

### 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