

POLK COUNTY LEGAL NOTICES

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

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 1970 NBLT mobile home bearing vehicle identification number N1716 and all personal items located inside the mobile home. Last Tenant: Karen Renee Massey. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

August 22, 29, 2025 25-01231K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of EverMind Scholars located at 2780 Highland Creek Drive in the City of Lakeland, Polk County, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of August, 2025.

EVERMIND PSYCHOLOGICAL SERVICES, LLC

August 22, 2025 25-01232K

FIRST INSERTION

FICTITIOUS NAME NOTICE

K-Wired, LLC. Fictitious Name Notice NOTICE IS HEREBY GIVEN that K-Wired, LLC, desiring to engage in business under the fictitious name of Drones of Valor located at 110 Spirit Lake Rd Ste 4, Winter Haven, Florida, intends to register the said name in Polk County, Florida with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 22, 2025 25-01233K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that VOP Winter Haven Memory, LLC, 6120 Cypress Gardens Blvd, Winter Haven, FL 33884, desiring to engage in business under the fictitious name of Celebration Villa of Winter Haven MC, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

August 22, 2025 25-01234K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that VOP Winter Haven, LLC, 6110 Cypress Gardens Blvd, Winter Haven, FL 33884, desiring to engage in business under the fictitious name of Celebration Villa of Winter Haven AL, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

August 22, 2025 25-01235K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Imperium Bookkeeping Group located at 400 N Tampa St Ste 1550, in the County of Polk, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 16th day of August, 2025.

S. IMPERIUM GROUP LLC

August 22, 2025 25-01243K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Valhalla Heaven Tattoo located at 819 Sydney Street in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of August, 2025.

Eduardo Rosario Isaiais Ink, LLC

August 22, 2025 25-01245K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-003979

IN RE: ESTATE OF GIOVANNA G. CAVALLO a/k/a GIOVANNA CAVALLO a/k/a GIOVANNA G. GIAQUINTA Deceased.

The administration of the estate of Giovanna G. Cavallo, a/k/a Giovanna Cavallo, a/k/a Giovanna G. Giaquinta, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 3425 Lake Alfred Road, Winter Haven, Florida 33881. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE TO CREDITORS

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

File No.: 25CP-2686

IN RE: ESTATE OF ROCCO L. CARDINALE, JR., Deceased

SSN: XXX-XX-3930

The administration of the estate of ROCCO L. CARDINALE, JR., deceased, whose date of death was June 29, 2025, and whose Social Security Number is XXX-XX-3930, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC- 4, Bartow, FL 33831-9000. The name and address of the personal representative's attorney are set forth below.

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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 532025CP002521A000BA

IN RE: ESTATE OF VICKIE LYNN MIRANDA Deceased.

The administration of the estate of VICKIE LYNN MIRANDA, deceased, whose date of death was June 24, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or cura-

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

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

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

The date of first publication of this notice is August 22, 2025.

Personal Representative:
Juan Antonio Cavallo, a/k/a Juan A. Cavallo, a/k/a Juan Cavallo
2721 Buttonwood Avenue
Miramar, Florida 33025

Attorney for Personal Representative:
FAMILY FIRST FIRM
/s/ Ryan Saboff
Ryan J. Saboff, Esquire
Florida Bar Number: 1010852
Christopher F. Torchia, Esquire
Florida Bar Number: 270120
Joseph K. Fabbri, Esquire
Florida Bar Number: 1022503
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: ryan.saboff@familyfirstfirm.com
E-Mail: chris.torchia@familyfirstfirm.com
E-Mail: joe.fabbri@familyfirstfirm.com
Secondary E-Mail: probate@familyfirstfirm.com
August 22, 29, 2025 25-01249K

FIRST INSERTION

ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 22nd day of August, 2025.

Signed on this 14th day of August, 2025.

Personal Representative:
Regina Meyers
1117 S. Granada Ave.
Alhambra, CA 91801

Attorney for Personal Representative:
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
August 22, 29, 2025 25-01229K

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, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 22, 2025.

Personal Representative:
REBECCA HILL
3270 Snowy Owl Ln.
Brighton, CO 80601

Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Ave.
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemenway@bhpalaw.com
Secondary E-Mail: pleadings@brandonbusinesslaw.com
August 22, 29, 2025 25-01242K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP002124

IN RE: ESTATE OF Ada Frances Walker Deceased.

The administration of the estate of Ada Frances Walker, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002595

IN RE: ESTATE OF RAMON ANTONIO SALDANA CRUZ, aka RAMON A. SALDANA CRUZ Deceased.

The administration of the estate of RAMON ANTONIO SALDANA CRUZ, also known as RAMON A. SALDANA CRUZ, deceased, whose date of death was December 19, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of GARY PARKHURST, if deceased any unknown heirs or assigns, MARY PARKHURST, if deceased any unknown heirs or assigns, and CRAIG PARKHURST, if deceased any unknown heirs or assigns, will, on September 4, 2025, at 10:00 a.m., at 4709 Devonwood Court, Lot #734, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

2003 PALH MOBILE HOME,
VIN: PH0914240AFL,
TITLE NO.: 0090325364, and

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Poinciana LiveScan Fingerprinting & Notary located at 422 Magpie Ct, in the County of Polk, in the City of

FIRST INSERTION

LEGAL NOTICE

ABANDONED RV

Owner: James Edward Collett III and If Deceased, All Unknown Parties, Beneficiaries, Heirs, Successors and Assigns of James Edward Collett III and All Parties Having or Claiming to Have Any Right, Title, or Interest in the Property Herein Described: 2011 Rockwood by For-

scribed in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 22, 2025.

Personal Representative:
Jessica Renee Broyles
11410 Highway 98 N
Lakeland, Florida 33809

Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: erves@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
August 22, 29, 2025 25-01244K

FIRST INSERTION

NOTICE.

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

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

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

The date of first publication of this notice is: August 22, 2025.

LUZ ESTHER ANDINO
Personal Representative
834 Mystery House Road
Davenport, FL 33837

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
August 22, 29, 2025 25-01255K

FIRST INSERTION

VIN: PH0914240BFL,
TITLE NO.: 0090324854
and all other personal property located therein and
2016 DODG DART, VIN: 1C3CDFBA8GD694471,
TITLE NO.: 0126126285,
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail,
Suite 500
Sarasota, Florida 34236
(PO#11096-1019)
August 22, 29, 2025 25-01262K

FIRST INSERTION

Kissimmee, Florida 34759 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Kissimmee, Florida, this 19th day of August, 2025.

SOBA WRLD LLC

August 22, 2025 25-01263K

FIRST INSERTION

est River Inc, Travel Trailer; VIN No.:4X4TRLG29B1836991. The referenced RV will be deemed as abandoned and subject to disposal, if not claimed and all fees paid by the owner by September 1, 2025. Located: 981 Ulmer Rd, Lot 54, Frostproof, FL 33843. For more information, please call (863)635-4800.

August 22, 29, 2025 25-01261K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE SEPTEMBER 29TH 2025 STEWART AUTO REPAIR INC 1990 42ND ST NW WINTER HAVEN, FL 33881 (863) 965-2526 MV34361 2006 CADILLAC DTS 1GEEH96Y16U550560 \$3,121.99 TJ AUTO COLLISION 8217 US HIGHWAY 96 LAKELAND, FL 33809 (407) 738-0010 MV113333 2021 KIA SOUL KNDJ23AU3M7770515 \$ 8,806.93 PODIUM COLLISION LLC 8217 US HWY 98 N LAKELAND, FL 33809 (352) 849-7599 MV111873 2021 HONDA PILOT 5FNYP5H23MB047471 \$11,642.78, 2019 LAND ROVER RANGE ROVER VELAR SALYL2EX0KA794810 \$13,417.80, 2019 TOYOTA CAMRY 4T1B11HK8KU250238 \$10,238.83

August 22, 2025 25-01256K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.:

2025CA-000106-0000-00 PLAINS COMMERCE BANK, Plaintiff, vs. MARLA SCOTT MITCHELL and EAGLE HAMMOCK OF EAGLE LAKE HOMEOWNERS ASSOCIATION, INC. , Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on August 12, 2025, in the above-captioned action, the following property situated in Polk County, Florida, described as:

Lot 7 of EAGLE HAMMOCK, according to the Plat thereof as recorded in Plat Book 192, Page(s) 10-17, of the Public Records of Polk County, Florida.

Shall be sold to the highest and best bidder for cash by the Clerk of Court, Stacy M. Butterfield, on September 16, 2025 at 11:00 a.m. via electronic sale at https://polk.realforeclose.com in accordance with Section 45.031, Florida Statutes

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.

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 15th day of August 2025

HENNEN LAW, PLLC
By: /s/ Michael W. Hennen
Attorneys for the Plaintiff
Michael W. Hennen, Esq.
Florida Bar No. 0011565
Hennen Law, PLLC
425 West Colonial Drive, Suite 204
Orlando, FL 32804
(Michael@HennenLaw.com)
August 22, 29, 2025 25-01237K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL:
legal@businessobserverfl.com

Business Observer

PUBLIC SALES / ESTATE / SALES ---

FIRST INSERTION	
<p>HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS Landscape & Irrigation Maintenance Services Polk County, Florida</p> <p>Hawthorne Mill North Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Hawthorne Mill North Community Development District, all as more specifically set forth in the Project Manual.</p> <p>The Project Manual including contract documents, project scope and any technical specifications, will be available beginning August 22, 2025, at 12:00 p.m. (EST) will be available for public inspection in electronic form from the office of the District Manager: Wrathell, Hunt and Associates, LLC by emailing kantarzhia@whhassociates.com. Proposers are required to submit a Proposal Guarantee in the amount of twenty-five thousand dollars (\$25,000) with their proposal, as specified in the Project Manual.</p> <p>Any and all questions relative to this RFP shall be directed in writing by email only to Andrew Kantarzhi at kantarzhia@whhassociates.com, no later than September 17, 2025 at 12:00 p.m. (EST). Proposers are encouraged to make a site visit prior to submitting questions and prior to submitting a proposal.</p> <p>The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Hawthorne Mill North CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be en-</p>	
<p>couraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for the initial year of the Agreement along with an option for four (4) additional one (1) year renewals with price.</p> <p>The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.</p> <p>Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Wrathell, Hunt and Associates, LLC 2300 Glades Blvd, Suite 410W, Boca Raton, Florida 33431. 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 to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.</p> <p>Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on October 8, 2025, at 9:30 a.m. (EST) at Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897, to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Andrew Kantarzhi at kantarzhia@whhassociates.com,</p>	
<p>with a copy to Jere Earlywine at Jere.Earlywine@KutakRock.com, no later than September 17, 2025 at 12:00 p.m.</p> <p>Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 12:00 p.m. (EST) on October 1, 2025, at the office of Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Attention: Andrew Kantarzhi, District Manager. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561)571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Wrathell, Hunt and Associates, LLC 2300 Glades Blvd, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.</p> <p>Hawthorne Mill North CDD Andrew Kantarzhi, District Manager kantarzhia@whhassociates.com August 22, 2025 25-01254K</p>	
FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case #: 2018-CA-002161 DIVISION: 15</p> <p>Wells Fargo Bank, National Association Plaintiff, -vs- Sheryl L. Rogers a/k/a Sheryl Rogers; Unknown Spouse of Sheryl L. Rogers a/k/a Sheryl Rogers; Polk County, Florida; United States of America, Acting Through the Secretary of Housing and Urban Development; Florida State University Credit Union; Winchester Estates Homeowners Association of Polk County, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming</p>	
<p>by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants</p> <p>NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-002161 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association, Plaintiff and Sheryl L. Rogers a/k/a Sheryl Rogers are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on September 15, 2025, the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 46, WINCHESTER ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM</p>	
<p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 18-312331 FC01 WNI August 22, 29, 2025 25-01241K</p>	
FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA001144000000 MIDFIRST BANK Plaintiff, v. NYDIA ENID RIVERA A/K/A NYDIA E. RIVERA A/K/A NYDIA ENID RIVERA RIVERA; UNKNOWN SPOUSE OF NYDIA ENID RIVERA A/K/A NYDIA E. RIVERA A/K/A NYDIA ENID RIVERA RIVERA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CARLOS M. BATISTA; BARBARA D. HERNANDEZ-DIAZ; YUNIESKY J. MARRERO; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.</p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 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:</p> <p>SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA TO-WIT: THAT PORTION OF LOTS 13 AND 14, IN BLOCK 2, OF LAKEWOOD PARK SUBDIVI-</p>	
<p>SION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT 258 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 14, RUN THENCE WEST ON A LINE PARALLEL TO THE NORTH LINE OF LOTS 14 AND 13 FOR A DISTANCE OF 120 FEET; THENCE SOUTH TO THE CENTER LINE OF THE CANAL; THENCE IN A EAST SOUTHEASTERLY DIRECTION ALONG THE CENTER LINE OF THE CANAL TO A POINT ON THE EAST LINE OF LOT 14 THENCE NORTH TO THE POINT OF BEGINNING.</p> <p>TOGETHER WITH AN EASEMENT FOR ROAD RIGHT-OF-WAY OVER THAT PORTION OF THE EAST 20 FEET OF THE WEST 80 FEET OF LOT 13, BLOCK 2, LAKEWOOD PARK SUBDIVISION, WHICH LIES NORTH OF THE CANAL.</p> <p>a/k/a 2417 TANGLEWOOD ST, LAKELAND, FL 33801-2702 at public sale, to the highest and best</p>	
<p>bidder, for cash, online at www.polk.realforeclose.com, on September 12, 2025 beginning at 10:00 AM.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated at St. Petersburg, Florida this 13 day of August 2025.</p> <p>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/ Andrew L. Fivecoat, Esq. FL Bar: #122068 1000002213 August 22, 29, 2025 25-01250K</p>	
FIRST INSERTION	
<p>WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS Landscape & Irrigation Maintenance Services Polk County, Florida</p> <p>Westview South Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Westview South Community Development District, all as more specifically set forth in the Project Manual.</p> <p>The Project Manual including contract documents, project scope and any technical specifications, will be available beginning August 22, 2025, at 12:00 p.m. (EST) will be available for public inspection in electronic form from the office of the District Manager: Wrathell, Hunt and Associates, LLC by emailing kantarzhia@whhassociates.com. Proposers are required to submit a Proposal Guarantee in the amount of twenty-five thousand dollars (\$25,000) with their proposal, as specified in the Project Manual.</p> <p>Any and all questions relative to this RFP shall be directed in writing by email only to Andrew Kantarzhi at kantarzhia@whhassociates.com, no later than September 17, 2025 at 12:00 p.m. (EST). Proposers are encouraged to make a site visit prior to submitting questions and prior to submitting a proposal.</p> <p>The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Westview South CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to sub-</p>	
<p>mitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for the initial year of the Agreement along with an option for four (4) additional one (1) year renewals with price.</p> <p>The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.</p> <p>Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Wrathell, Hunt and Associates, LLC 2300 Glades Blvd, Suite 410W, Boca Raton, Florida 33431. 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 to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.</p> <p>Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on October 8, 2025, at 2:00 p.m. (EST) at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746, to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Andrew Kantarzhi at kantarzhia@whhassociates.com, with a copy to</p>	
<p>Jere Earlywine at Jere.Earlywine@KutakRock.com, no later than September 17, 2025 at 12:00 p.m.</p> <p>Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 12:00 p.m. (EST) on October 1, 2025, at the office of Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Attention: Andrew Kantarzhi, District Manager. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561)571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Wrathell, Hunt and Associates, LLC 2300 Glades Blvd, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.</p> <p>Westview South CDD Andrew Kantarzhi, District Manager kantarzhia@whhassociates.com August 22, 2025 25-01253K</p>	
FIRST INSERTION	
<p>HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS Landscape & Irrigation Maintenance Services Polk County, Florida</p> <p>Harmony on Lake Eloise Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Harmony on Lake Eloise Community Development District, all as more specifically set forth in the Project Manual.</p> <p>The Project Manual including contract documents, project scope and any technical specifications, will be available beginning August 22, 2025, at 12:00 p.m. (EST) will be available for public inspection in electronic form from the office of the District Manager: Wrathell, Hunt and Associates, LLC by emailing kantarzhia@whhassociates.com. Proposers are required to submit a Proposal Guarantee in the amount of twenty-five thousand dollars (\$25,000) with their proposal, as specified in the Project Manual.</p> <p>Any and all questions relative to this RFP shall be directed in writing by email only to Andrew Kantarzhi at kantarzhia@whhassociates.com, no later than September 17, 2025 at 12:00 p.m. (EST). Proposers are encouraged to make a site visit prior to submitting questions and prior to submitting a proposal.</p> <p>The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Harmony on Lake Eloise CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be en-</p>	
<p>couraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for the initial year of the Agreement along with an option for four (4) additional one (1) year renewals with price.</p> <p>The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.</p> <p>Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Wrathell, Hunt and Associates, LLC 2300 Glades Blvd, Suite 410W, Boca Raton, Florida 33431. 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 to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.</p> <p>Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on October 8, 2025, at 9:30 a.m. (EST) at Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897, to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Andrew Kantarzhi at kantarzhia@whhassociates.com,</p>	
<p>with a copy to Jere Earlywine at Jere.Earlywine@KutakRock.com, no later than September 17, 2025 at 12:00 p.m.</p> <p>Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 12:00 p.m. (EST) on October 1, 2025, at the office of Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Attention: Andrew Kantarzhi, District Manager. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561)571-0010 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Wrathell, Hunt and Associates, LLC 2300 Glades Blvd, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.</p> <p>Harmony on Lake Eloise CDD Andrew Kantarzhi, District Manager kantarzhia@whhassociates.com August 22, 2025 25-01252K</p>	
FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL ACTION PROBATE DIVISION Case No. 2025CP002621A000BA In Re: Estate of STEVEN RICHARD BRAUN, Also Known As STEVEN R. BRAUN And STEVEN BRAUN, Deceased.</p> <p>ALL CREDITORS and other persons having claims or demands against the estate of the decedent named in the style above are notified hereby that the administration of the estate of the decedent named above is pending in the Probate Division of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. The address</p>	
<p>of said Court is 255 North Broadway Avenue, Bartow, Florida 33830. The name and address of the personal representative are Dora Faye Bridges, 4401 Chambliss Road, Winter Haven, Florida 33884. The name and address of the attorney for said personal representative are stated below. All creditors and other persons having claims or demands against said estate must file their claims against said estate with the Court on or before the later of the date that is three months after the time of the first publication of this Notice to Creditors or, as to any creditor required to be served with a copy of this Notice to Creditors, 30 days after the date of service on the creditor, or be forever barred. The date of first publication of this Notice to Creditors is August 22, 2025.</p> <p>The personal representative has no</p>	
<p>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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221I, Florida Statutes.</p> <p>/s/ Lance K. Stalnakar LANCE K. STALNAKER Attorney at Law Post Office Box 222 Eagle Lake, Florida 33839 LSTALNAKER2@tampabay.rr.com (813) 963-6269 Attorney for Personal Representative Fla. Bar No. 165406 August 22, 29, 2025 25-01259K</p>	

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

FIRST INSERTION

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE:	September 11, 2025
TIME:	1:30 P.M.
LOCATION:	Davenport City Hall 1 S Allapaha Ave Davenport, FL 33837

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

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family	574	1	\$1,071.41

**includes collection costs and early payment discounts*

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

August 22, 2025

FIRST INSERTION

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

CASE NO.: 2024-CA-002831
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, v.
SUSANA PEREZ, et al.,
Defendants.

TO: Susana Perez
1071 Sugarwood Street
Davenport FL 33837
Unknown Spouse of Susana Perez
1071 Sugarwood Street
Davenport FL 33837
Unknown Party in Possession 1
1071 Sugarwood Street
Davenport FL 33837
Unknown Party in Possession 2
1071 Sugarwood Street
Davenport FL 33837

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

Lot 75, FOREST LAKE PHASE 1, according to the plat thereof, recorded in Plat Book 183, Page 17, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff’s attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days

from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff’s attorney or immediately thereafter; or 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.

9/15/2025
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this day of AUG 08, 2025.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: Ruthy Pacheco
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff’s attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave,
Suite 430,
Winter Park, FL 32789
August 22, 29, 2025

25-01240K

FIRST INSERTION

NOTICE OF RULEMAKING
FOR PARKING AND PARKING
ENFORCEMENT BY SADDLE
CREEK PRESERVE OF POLK
COUNTY COMMUNITY
DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors (“Board”) of the Saddle Creek Preserve of Polk County Community Development District (“District”) on **Tuesday, September 23, 2025, at 2:00 p.m., at the Hampton Inn Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida 33809.**

In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt Rule No. SCP-R0005, the Amended and Restated Rules Relating to Parking and Parking Enforcement (“Policy”). The purpose and effect of the Policy is to provide for efficient District operations as provided for in 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), and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in Business Observer on August 15, 2025.

The public hearing will provide an opportunity for the public to address the Policy. A copy of the Policy and any material proposed to be incorporated by reference may be obtained by contacting the District Manager, Heath Beckett, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132 ext. 536; Email: hbeckett@

vestapropertyservices.com (“District Manager’s Office”).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least three (3) business days before the hearing by contacting the District Manager’s Office. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800- 955-8770 (Voice), who can aid you in contacting the District Manager’s Office. Heath Beckett, District Manager
Saddle Creek Preserve of Polk County Community Development District
August 22, 2025

25-01230K

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

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

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

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

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

District Manager

25-01251K

FIRST INSERTION

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

CASE NO.: 2025CA002656A000BA
AMERICAN BRIDGE
DEVELOPMENT LLC,
Plaintiff, vs.
JOSE J. CRESPO, deceased and
all others claiming by through
or under JOSE J. CRESPO,
deceased, ANTONIA RODRIGUEZ
and TROPICANA RESORT
CONDOMINIUM
ASSOCIATION, INC.,
Defendant,

TO: JOSE J. CRESPO, deceased and
all others claiming by through or under
JOSE J. CRESPO, deceased and AN-
TONIA RODRIGUEZ, and all others
claiming by through or under ANTO-
NIA RODRIGUEZ

YOU ARE NOTIFIED that an ac-
tion to quiet the title on the fol-
lowing real property in Polk County,
Florida:

Unit 414 of Tropicana Resort, a
Condominium, a Condominium
according to the Declaration of
Condominium thereof, recorded
in Official Records Book 4020,
Page(s) 274, of the Public Re-
cords of Polk County, Florida,
and any amendments thereto,
together with its undivided share
in the common elements. a/k/a
43420 Highway 27, Unit 414,
Davenport, FL 33837.

has been filed against you and
you are required to serve a copy
of your written defenses, if any,

25-01238K

FIRST INSERTION

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

Case No.: 2024-CA-4341
THOMAS D. GLASS AND
CAROLYN M. GLASS REVOCABLE
TRUST, THOMAS D. GLASS AND
CAROLYN M. GLASS,
CO-TRUSTEES UTD 07/24/2023
Plaintiffs, vs.
MICHAEL SHORT and
BILLIE JEAN SHORT,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated July 22, 2025, and entered in case number 2024-CA-4341 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein THOMAS D. GLASS AND CAROLYN M. GLASS REVOCABLE TRUST, THOMAS D. GLASS AND CAROLYN M. GLASS, CO-TRUSTEES UTD 07/24/2023 is the Plaintiff and MICHAEL SHORT and BILLIE JEAN SHORT are the Defendant(s). Stacy M. Butterfield, CPA 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 23, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 63, of unrecorded PAL-
MORE ESTATES, described as:

to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff’s attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before September 17, 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 or petition.

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

DATED this 11 day of August 2025.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: A. Nieves
As Deputy Clerk

J.D. Manzo, of
Manzo & Associates, P.A.,
Plaintiff’s attorney,
4767 New Broad Street,
Orlando, FL 32814,
telephone number (407) 514-2692
Aug. 22, 29; Sept. 5, 12, 2025

25-01238K

The North 155 feet of the South
800 feet of the West 266 feet of
the East 444.9 feet of the SE ¼ of
Section 23, Township 27 South,
Range 23 East, Polk County,
Florida.

Property Address: 6222 Her-
eford Dr. Lakeland FL 33810

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 ac-
cordance with Florida Statutes, Section
45.031.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Jim Loncarski, Esquire
Florida Bar # 528811
JL LAW PLLC
801 West Bay Drive, Suite 312
Largo, Florida 33770
Phone (727) 488-5869
Facsimile (727) 342-7222
E-mail: JL@jim-law.com
August 22, 29, 2025

25-01226K

FIRST INSERTION

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

Case No.
2025CA000117000002025CA
000117000000

ARVEST BANK
Plaintiff, vs.
JOSE FRANCISCO MORALES JR
AKA JOSE FRANCISCO MORALES
AKA JOSE MORALES, SEJLA
CEJVANOVIC, et al.
Defendants.

TO: SEJLA CEJVANOVIC
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS

484 LILY LANE
DAVENPORT, FL 33837

You are notified that an action to
foreclose a mortgage on the following
property in Polk County, Florida:

LOT 541, ASTONIA, ACCORD-
ING TO THE PLAT AS RE-
CORDED IN PLAT BOOK 185,
PAGES 7 THROUGH 12, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

commonly known as 484 LILY LANE,
DAVENPORT, FL 33837 has been filed
against you and you are required to
serve a copy of your written defenses, if
any, to it on Ryan Sutton of Kass Shuler,
P.A., plaintiff’s attorney, whose address
is P.O. Box 800, Tampa, Florida 33601,
(813) 229-0900, on or before 9/8/2025,

FIRST INSERTION

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

CASE NO. 2024CA002527000000
BRIGHTHOUSE LIFE
INSURANCE COMPANY,
Plaintiff, vs.
JOHN DAVID GLOTFELTY AND
CARMEN GLOTFELTY, et. al.
Defendant(s),

TO: CARMEN GLOTFELTY,
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-
closed herein.

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

LOT 8 BLOCK “D”, SYLVES-
TER SHORES SUBDIVISION,
ACCORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 44, PAGE 40,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA, LESS
AND EXCEPT THAT POR-
TION OF LOT 8 DESCRIBED
THE FOLLOWING:
ASSUMING THE NORTH
LINE OF SAID LOT 8 TO
BE DUE EAST AND WEST,
BEGIN AT THE WESTERLY
MOST CORNER OF SAID
LOT 8 AND RUN THENCE
SOUTH 70°49’19” EAST A
DISTANCE OF 15.0 FEET,
THENCE RUN SOUTH
35°26’19” EAST A DISTANCE
OF 25.0 FEET, THENCE
RUN SOUTH 34°24’19” EAST
A DISTANCE OF 31.25 FEET
TO A POINT ON THE EAST-
ERLY LINE OF SAID LOT
7, THENCE RUN NORTH-
EASTERLY AND EASTERLY
ALONG THE EASTERLY
LINE OF SAID LOT 7 AND
ALONG THE SOUTHERLY
LINE OF SAID LOT 8 A
DISTANCE OF 33.86 FEET,
THENCE RUN NORTH
04°56’17” WEST A DISTANCE
OF 98.94 FEET TO A POINT
ON THE NORTH LINE OF
SAID LOT 8, SAID POINT
BEING 47.63 FEET WEST OF

(or 30 days from the first date of pub-
lication, whichever is later) 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.

AMERICANS WITH DISABILI-
TIES ACT. If you are a person with a
disability who needs any accommo-
dation in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain assis-
tance. 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

Dated: JUL 31 2025.
CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(COURT SEAL) By:
/s/ Asuncion Nieves
Deputy Clerk

Ryan Sutton of Kass Shuler, P.A.,
plaintiff’s attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
F327446/2428274/MTS
August 22, 29, 2025

25-01227K

THE NORTHEAST CORNER
OF SAID LOT 8, THENCE
RUN WEST ALONG SAID
NORTH LINE A DISTANCE
OF 27.37 FEET, THENCE
RUN SOUTH 38°47’36”
WEST ALONG THE WEST-
ERLY LINE OF SAID LOT 8
DISTANCE OF 77.0 FEET TO
THE POINT OF BEGINNING.
AND
LOT 9, BLOCK “D”, SYLVES-
TER SHORES SUBDIVISION,
ACCORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 44, PAGE 40,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Avenue, Suite 100, Boca Ra-
ton, 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 im-
mediately thereafter; otherwise a de-
fault will be entered against you for
the relief demanded in the complaint
or petition filed herein.

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

Default Date: September 19, 2025
WITNESS my hand and the seal of
this Court at Polk County, Florida, this
13 day of August, 2025.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: A. Nieves
DEPUTY CLERK

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-186955
August 22, 29, 2025

25-01228K

FIRST INSERTION

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

532025CC002707A000BA
YES SPRING HILL, LLC,
Plaintiff, vs.
TAMMY LARAE SMITH, SHAYLA
LARAE SHANE, JOSHUAH
CURRAN, and PERSONAL
PROPERTY TRUST #135
Defendants.

Notice is hereby given that, pursuant to
the Default Final Judgement of Foreclo-
sure entered in this cause, in the County
Court of Polk County, Stacy M. Butter-
field, Polk County Clerk of the Court,
will sell the property situated in Polk
County, Florida, described as:

1993 JEFR mobile home bearing
the Vehicle Identification Num-
ber 12611325F.
Property Address:
135 Areca Drive, Lot No. 135,
Mulberry, Florida 33860.

at public sale, to the highest and
best bidder, for cash, at by electron-
ic sale, accessed through the Polk
County Clerk’s website at www.polk.
realforeclose.com at 10:00 A.M. on the

23rd day of September 2025. Any per-
son claiming an interest in the surplus
from the sale, if any, other than the
property owner, 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Respectfully submitted,
ATLAS LAW, PLLC
Ryan J. Vatalaro, Esq.-
Fla. Bar #125591
Patrick M. Boylan, Esq.-
Fla. Bar #1049768
1313 N. Howard Avenue
Tampa, Florida 33607
813.241.8269
efilling@atlaslaw.com
Attorneys for Plaintiff
August 22, 29, 2025

25-01236K

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email **legal@businessobserverfl.com**

--- ACTIONS / SALES---

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP0000910000XX
IN RE: ESTATE OF LLOYD MELVIN CLIFTON Deceased.

TO: James Clifton
302 E Bridgers Ave
Auburndale, Florida 33823

YOU ARE NOTIFIED that Petition for Subsequent Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner’s attorney, whose name and address are:
Sharifa K. Jarrett, Esq.
2401 E Atlantic Blvd., Suite 400
Pompano Beach, Florida 33062

on or before September 21, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

August 22, 29, 2025 25-01260K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023CA004370
DIVISION: 07
UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST II,
Plaintiff, vs.
JUDY WESTBROOK a/k/a JUDY A. WESTBROOK; UNKNOWN SPOUSE OF JUDY WESTBROOK a/k/a JUDY A. WESTBROOK; ELI WESTBROOK; UNKNOWN SPOUSE OF ELI WESTBROOK; ASHLEY ANN LUNS福德; UNKNOWN SPOUSE OF ASHLEY ANN LUNS福德; ONEMAIN FINANCIAL GROUP, LLC s/b/m CREDITHTRIFT ACCEPTANCE CORP.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on July 18, 2025, in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, STACY M. BUTTERFIELD, CPA, the Clerk of Court will on SEPTEMBER 16, 2025 at 10:00 a.m. at

<http://www.polk.realforeclose.com> offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk County, Florida:
ALL THAT CERTAIN PARCEL OF LAND IN POLK COUNTY, STATE OF FL, AS MORE FULLY DESCRIBED IN OR BOOK 5394 PAGE 1004 ID # 193029-992820-001110, BEING KNOWN AND DESIGNATED AS LOT 11 BLOCK A JENNY ACRES. RECORDED IN PLAT BOOK 71, PAGE 21.
Property Address: 8156 Dog Yard Rd., Lake Wales, FL 33898
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 18, 2025
/s/ Audrey J. Dixon
Audrey J. Dixon, Esq.
Florida Bar No. 39288
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (404) 474-7149
Email: adixon@mtglaw.com
E-Service: servicefl@mtglaw.com
August 22, 29, 2025 25-01247K

OFFICIAL COURTHOUSE WEBSITES

1:23

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

lv20890_V5

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA002422A000BA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
ROBERT ASTON AGUILAR, et al.,
Defendant.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MARK ANTHONY AGUILAR SR., WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF WINFIELD AGUILAR A/K/A WINFIELD CHARLES AGUILAR A/K/A WINFIELD C. AGUILAR, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 9, OF SUNSET RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, AT PAGE(S) 27 THROUGH 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 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.
Default Date: September 26, 2025
WITNESS my hand seal of this Court this 20th day of August, 2025.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
(SEAL) By A. Nieves
As Deputy Clerk

Submitted by:
MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-11344FL
August 22, 29, 2025 25-01264K

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. 2024CA002964000000
CMG MORTGAGE, INC.,
Plaintiff, vs.
STEPHANIE CHEVRY AND MYRIAM LACOMBE CHEVRY, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 23, 2025, and entered in 2024CA002964000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CMG MORTGAGE, INC. is the Plaintiff and STEPHANIE CHEVRY; MYRIAM LACOMBE CHEVRY; UNKNOWN SPOUSE OF MYRIAM LACOMBE CHEVRY; LOMA DEL SOL HOMEOWNERS’ ASSOCIATION, INC. 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 09, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 128, LOMA DEL SOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 233 VIA DEL SOL DR, DAVENPORT, FL 33896
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 18 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
24-195735 - ErS
August 22, 29, 2025 25-01258K

--- PUBLIC SALES / ACTIONS / SALES ---		
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 532025CA002657A000BA COMPU-LINK CORPORATION, DBA CELINK, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEOLA MCGRIFF, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEOLA MCGRIFF, 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.</p>	<p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 131 IN THE SUBDIVISION KNOWN AS "CAREFREE COVE UNIT NO. 3" AS PER PLAT RECORDED IN PLAT BOOK 46, PAGE 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before September 22, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. WITNESS my hand and the seal of this Court at Polk County, Florida, this 15 day of August, 2025. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: A. Nieves DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com August 22, 29, 2025 25-01239K</p>	

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>	<p>City of Lakeland, Polk County, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of August, 2025. Terry Savard August 22, 2025 25-01246K</p>	

SUBSEQUENT INSERTIONS		
--- SALES ---		
SECOND INSERTION		
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532022CA002292000000 NATIONS DIRECT MORTGAGE, LLC, Plaintiff, vs. GRACE BROWN A/K/A GRACE MARIE BROWN; LAWRENCE BROWN A/K/A LAWRENCE ARTHUR BROWN; HILLSIDE HEIGHTS PROPERTY OWNER'S ASSOCIATION, INC; SEMINOLE COUNTY, FLORIDA, CLERK OF COURT; , et al. Defendants NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated August 1, 2025, and entered in Case No. 532022CA002292000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. NATIONS DIRECT MORTGAGE, LLC, is Plaintiff and GRACE BROWN A/K/A GRACE MARIE BROWN; LAWRENCE BROWN A/K/A LAWRENCE ARTHUR BROWN; HILLSIDE HEIGHTS PROPERTY OWNER'S ASSOCIATION, INC; SEMINOLE COUNTY, FLORIDA, CLERK OF COURT, 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 15TH day of SEPTEMBER, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 16, HILLSIDE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863)</p>	<p>534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. 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. Dated this 13th 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 PHH19911-24/sap August 22, 29, 2025 25-01225K</p>	

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CC001725 SERENO HOMEOWNERS ASSOCIATION INC., a Florida Not-For-Profit Corporation, Plaintiff, vs. 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 Judgment: 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 August 15, 22, 2025 25-01204K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 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</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com August 15, 22, 2025 25-01206K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com August 15, 22, 2025 25-01206K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com August 15, 22, 2025 25-01206K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com August 15, 22, 2025 25-01206K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com August 15, 22, 2025 25-01206K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com August 15, 22, 2025 25-01206K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com August 15, 22, 2025 25-01206K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com August 15, 22, 2025 25-01206K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com August 15, 22, 2025 25-01206K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. Personal Representative: /s/ Jeffrey B. Holland Jeffrey B. Holland 120 Kenbrook Way, Apt. 107 Davenport, Florida 33896 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com August 15, 22, 2025 25-01206K</p>		

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>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,</p>		

ACTIONS / SALES / ESTATE / PUBLIC SALES ---

SECOND 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

SECOND 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 attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, 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 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

SECOND 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 LAKE 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 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 August 15, 22, 2025 25-01197K

SECOND 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. The administration of the Estate of Marvin Daniel Fuchs a/k/a Marvin D. Fuchs, deceased, whose date of death was November 23, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. 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 732.221. The date of first publication of this notice is August 15, 2025. Personal Representative: Cindy Fuchs Eckart 346 Tellington Dr. Winter Haven, Florida 33884 Attorney for Personal Representative: Cyrus Malhotra, Esq. Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: cortney@FLprobatesolutions.com August 15, 22, 2025 25-01209K

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
---	---

SECOND INSERTION	
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: DATE: September 10, 2025 TIME: 1:00 PM LOCATION: 6105 Spirit Lake Road Winter Haven, Florida 33880 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, , Wrathell, Hunt 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://clearspringsstewardshipdistrict.com. August 15, 22, 2025 25-01222K	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002865 IN RE: ESTATE OF ROBERT W. PARRISH, Deceased. The administration of the estate of ROBERT W. PARRISH, deceased, whose date of death was June 20, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the curator and the curator's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A Personal Representative or cura-	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. 732.221. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 15, 2025. 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

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 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 MASSACHUSETTS 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, ACCORDING 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. and commonly known as: 115 LANCASTER DR, DAVENPORT, FL 33897 (the "Property").	ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. 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. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidotiberger.com August 15, 22, 2025 25-01221K

SECOND INSERTION	
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,

SECOND 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. All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale. August 15, 22, 2025 25-01223K

SECOND 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, 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, Florida described as: 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 ¼; 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 BEGINNING; 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 BEGINNING. 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/CMP August 15, 22, 2025 25-01224K

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. 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 pursuant 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 SERVICING, LLC is the Plaintiff and 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; SUSAN KELLUM; BRENDA JEAN KELLUM; ALVIS LILLIAN KELLUM; LARRY KELLUM; MARVIN 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 SUBDIVISION, 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 HOMES, INC. MANUFACTURED HOME BEARING TITLE # 131900980 AND VIN # WHC023912GA, LOCATED THEREON, Property Address: 2835 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: fmail@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

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

ACTIONS / SALES / ESTATE ---

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION</p> <p>CASE NO. 532024CA002269000000</p> <p>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 PROPERTY, Defendant(s)</p> <p>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, 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.; UN-</p>
<p>KNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HSBC FINANCE CORPORATION, AS SUCCESSOR BY MERGER TO HOUSEHOLD FINANCE CORPORATION III”; ISPC, INC.; CITY OF LAKELAND, FLORIDA; ADVANCED PLUMBING TECHNOLOGY, LLC; are defendants. STACY M. BUTTERFIELD, 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 wit:</p> <p>LOT 1, BLOCK 5, EDGEWOOD PARK, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 6th day of August 2025.</p> <p>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 August 15, 22, 2025 25-01195K</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 25-CP-2205</p> <p>IN RE: ESTATE OF JANICE URE, aka JANICE LYNNE URE Deceased.</p> <p>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.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>
<p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: August 15, 2025.</p> <p>DANIEL SCOTT URE Personal Representative 1805 Westminster Court Lakeland, FL 33809</p> <p>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: jriversa@hnh-law.com August 15, 22, 2025 25-01208K</p>

SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 2024-CA-003854</p> <p>VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC. AND THE VILLAS AT VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., Plaintiffs, vs. HELEN W. BURHANS, Defendant.</p> <p>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' ASSOCIATION, 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:</p>
<p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED: 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 August 15, 22, 2025 25-01220K</p>

SECOND INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 532025CA001969A000BA</p> <p>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 PAUL GERARD FOYTE, DECEASED, et. al. Defendant(s),</p> <p>TO: 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, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST 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.</p> <p>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 foreclosed herein.</p>
<p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 1, BLOCK 15, RIVERSTONE PHASE 5 AND 6, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 185, PAGE 26, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Default Date: 9/18/2025</p> <p>WITNESS my hand and the seal of this Court at Polk County, Florida, this 11 day of August, 2025.</p> <p>Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Tamika Joiner DEPUTY CLERK</p> <p>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</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO. 2025CA002361A000BA</p> <p>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS OF ABIGAIL BOODRAM, ET AL. Defendants</p> <p>To the following Defendant(s): UNKNOWN HEIRS OF ABIGAIL BOODRAM (CURRENT RESIDENCE UNKNOWN)</p> <p>Last Known Address: UNKNOWN</p> <p>YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 3, BLOCK 3113, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING 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, POINCIANA FLORIDA 34759</p> <p>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</p>
<p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 12 day of August, 2025.</p> <p>Stacy M. Butterfield POLK COUNTY CLERK OF COURT (SEAL) By A. Nieves As Deputy Clerk</p> <p>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</p>

SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION</p> <p>Case No. 2018 CA 004630</p> <p>Division 15</p> <p>R P FUNDING, INC. Plaintiff, vs. 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.</p> <p>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:</p> <p>LOT 16, ELOISE COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>and commonly known as: 1920 ELOISE COVE DRIVE, WINTER HAVEN, FL 33884; including the building, ap-</p>
<p>purtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on SEPTEMBER 4, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated : August 7, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com August 15, 22, 2025 25-01196K</p>

SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION</p> <p>Case #: 2024CA004078000000</p> <p>DIVISION: 4</p> <p>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).</p> <p>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, Stacy 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:</p>
<p>LOT 255, ENCLAVE AT IMPERIAL LAKES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 134, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Submitted By: 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 FCO1 WNI August 15, 22, 2025 25-01205K</p>

SECOND INSERTION
<p>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 2023CA005019000000</p> <p>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).</p> <p>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 CITIZENS NA, is Plaintiff and Zahira M. Robles a/k/a Zahirra M. Robles Montanez; Unknown Spouse of Zahirra M. Robles a/k/a Zahirra 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:</p>
<p>LOT 119, WIND MEADOWS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139, PAGES 11 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Property Address: 2233 Barn Owl Avenue, Bartow, Florida 33830</p> <p>and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.</p> <p>Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: 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</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 2024-CA-004074</p> <p>CALABAY PARC HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. WILLIE JEAN ERNEUS, individually; NATIVE SURPRIS; and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants.</p> <p>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 ASSOCIATION, INC., is the Plaintiff, and WILLIE JEAN ERNEUS, individually; NATIVE SURPRIS; and SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 September, 2025, the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:</p> <p>Property Address: 449 Orista Drive, Davenport, Florida 33897 Property Description: Lot 49, Calabay Parc Unit One, 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,</p>
<p>Florida.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>/s/ Rebecca Blechman Rebecca Blechman Esquire John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Rebecca Blechman Florida Bar No.: 0121474 Shelby Pfannerstill Florida Bar No.: 1058704 Nelson Crespo Florida Bar No.: 0121499 Arthur Barksdale Florida Bar No.: 0040628 Toby Snively Florida Bar No.: 0125998 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph. (407) 839-3383 Fx. (407) 839-3384 Service E-Mail: jdlaw@orlando-law.com Attorney for Plaintiff, Association August 15, 22, 2025 25-01212K</p>

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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