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

AUGUST 29 - SEPTEMBER 4, 2025

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION File Number: 532025CP001520A000BA IN RE: ESTATE OF

Bruce W. Rush, Sr. Deceased.

The Estate of Bruce W. Rush, Sr., File Number 532025CP001520A000BA, is pending in the Circuit Court for Polk County, Florida, Polk County Circuit Court, 930 E. Parker St., Room 240, CC-4, Lakeland, FL 33801-1929.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The date of the first publication of this notice is August 29, 2025.

All creditors and those having claims or demands against Decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate. including unmatured, contingent, or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this no-

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is: August 29, 2025

/s/ Maria A. Rush Maria A. Rush.

Personal Representative Estate of Bruce W. Rush, Sr. 5508 Club Hill West

Lakeland, FL 33812 /s/ Terra Dodd Barley Terra Dodd Barley Florida Bar No. 1041253 Attorney for Personal Representative 400 West Market Street, Suite 3200 Louisville, KY 40202 (502) 589-5400

Aug. 29; Sept. 5, 2025 25-01291K

FIRST INSERTION

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

File No. 532025CP002122A000BA IN RE: ESTATE OF CAROL A. HARSHBARGER Deceased. The administration of the estate of

CAROL A. HARSHBARGER, deceased, whose date of death was July 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 29, 2025

Personal Representative: Bishop L. Toups 249 Nokomis Ave. S.,

Venice, FL 34285 Attorney for Personal Representative: Hector Zavas Attorney for Petitioner Florida Bar Number: 1021693 249 Nokomis Avenue S. Venice, Florida 34285 Telephone: 904.327.4111 hector@taxestateplanning.com

25-01285K

Aug. 29; Sept. 5, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2025-CP-002624 IN RE: ESTATE OF MARCIA L MARTIN

Deceased. The administration of the estate of Marcia L Martin, deceased, whose date of death was April 30, 2025, is pending in the Circuit Court for Polk County. Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attor-

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

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is August 29, 2025.

Personal Representative: Ashley Piasecki

3042 N. Stewart Kissimmee, Florida 34746 Attorney for Personal Representative: Mark W. Mangen, Esq., Attorney Florida Bar Number: 1010768 Straughn & Turner, P.A. PO Box 2295 Winter Haven, FL 33883-2295 Telephone: (863) 293-1184 Fax: (863) 299-3051

E-Mail: MMangen@straughnturner.com

Secondary E-Mail: AHall@straughnturner.com 25-01272K Aug. 29; Sept. 5, 2025

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713,585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date September 19th 2025 @ 10:00 AM at each individual repair facility.

41073 2019 Jeep VIN#: 3C4NJC-CB6KT662396 Repair Facility: Posner Park Chrysler Dodge Jeep Ram Fiat 42650 US Highway 27 Davenport 863-438-3333 Lien Amt \$2,523.67

August 29, 2025 25-01275K

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 Florida Home Upgrades located at 3195 Highlands Lakeview Cir, in the County of Polk, in the City of Lakeland, Florida 33812 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-

Dated at Lakeland, Florida, this 25th day of August, 2025. JVD VENTURES LLC

August 29, 2025 25-01286K

FIRST INSERTION

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

Division: PR IN RE: THE ESTATE OF DON ALBERT SHETLER, Deceased

The administration of the estate of Don Albert Shetler, deceased, whose date of death was July 15, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 455 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and $\,$ the Personal Representative's attorney are set forth below.

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

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

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 Com-File No.: 2025-CP-02453 munity Property Rights at Death Act as described in ss. 732-216-732.228, applies, or may apply, unless a written

emand is made by a creditor as specified under s. 732.2211.
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 29, 2025. Personal Representative: Kitty Shetler 849 Avenue O SW, Apt. D Winter Haven, FL 33880

Attorney for Personal Representative: Hollyn J. Foster, Esq. Florida Bar Number: 0020883 Bowers & Foster Elder Law, P. A. 6789 Southpoint Parkway, Suite 300 Jacksonville, FL 32216 Telephone: (904) 998-0724 Fax: (904) 998-0732

E-Mail: hfoster@bowersfoster.com Secondary E-Mail: mford@bowersfoster.com

25-01274K Aug. 29; Sept. 5, 2025

FIRST INSERTION

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

PROBATE DIVISION FILE NO. 53 2025 CP 002816 A000BA JUDGE: DANA Y. MOORE IN RE: ESTATE OF WALTER EDWARD LUNDGREN, JR., DECEASED.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of WAL-TER EDWARD LUNDGREN, JR., deceased, File Number 2025-CP-2816; by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was July 4, 2025; that the total value of the estate does not exceed \$75,000.00 and that the names and addresses of those to whom it has been assigned by such

Address Name Beneficiaries: Carolyn Lundgren 22 A Norman Drive Derry, NH 03038 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY.

FLORIDA

Case No.: 2025-CP-002662A Division: PROBATE

IN RE: THE ESTATE OF

LINDA JOYCE TUCKER

The administration of the estate of

LINDA JOYCE TUCKER, deceased,

whose date of death was June 6, 2025.

is pending in the Circuit Court for Polk

County, Florida, Probate Division, the

address of which is 255 N. Broadway

tioner and the petitioner's attorney are

The names and addresses of the peti-

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

Ave., Bartow, FL 33830-3912.

set forth below.

Deceased.

decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this Notice is August 29, 2025 **Person Giving Notice:**

CAROLYN LUNDGREN

22 A Norman Drive Derry, NH 03038 Attorney for Person Giving Notice: JUAN D. BENDECK, ESQ. Attorney for Petitioner Florida Bar No. 78298 Dentons Cohen & Grigsby, P.C. 9110 Strada Place, Suite 6200 Naples, FL 34108 Telephone: 239-390-1901

Email: juan.bendeck@dentons.com Secondary Email: ray.valle@dentons.com Tertiary Email: wanda.portnoy@dentons.com Aug. 29; Sept. 5, 2025 25-25-01289K

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Tonda Skinner, Petitioner

E-Mail: mourette@patriotlegal.com

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is August 29, 2025.

Signed on: 8-8-2025.

Nattaly Gomez, Esq. Attorney for Tonda Skinner

Patriot Legal Group, 10 Bobby Green Plaza,

Auburndale, FL 33823

Secondary E-Mail:

Telephone: 863-332-2114

Service@patriotlegal.com Nattaly@patriotlegal.com

Florida Bar Number: 1036183

NOTWITHSTANDING THE TIME

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2025-CP-000078-0000-XX IN RE: Estate of NANCY ELIZABETH OREM,

The administration of the estate of Nancy Elizabeth Orem, deceased, whose date of death was September 3, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

as described in ss. 732.216-732.228. Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 29, 2025. Personal Representative: /s/ Rachel Brandi Elizabeth Rose Rachel Brandi Elizabeth Rose

25 Trillium Trce Maggie Valley, North Carolina 28751 Attorney for Personal Representative: AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292

Aug. 29; Sept. 5, 2025 25-01273K

served must file their claims with this court 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

 $amy@amyph\bar{i}llipspllc.com$

FIRST INSERTION

FIRST INSERTION

TICE ON THEM.

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025CA001263A000BA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

ALEC ALMONTE; ADAMARY HERNANDEZ; BETTER EARTH ELECTRIC FL LLC; UNKNOWN BENEFICIARIES OF OPENDOOR PROPERTY TRUST I; UNKNOWN TRUSTEES OF THE OPENDOOR PROPERTY TRUST I; OPENDOOR LABS INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1: UNKNOWN TENANT #2,

Defendant. To the following Defendant(s): ADAMARY HERNANDEZ 201 DURRELL CIRCLE WINTER HAVEN, FL 33884 UNKNOWN BENEFICIARIES OF OPENDOOR PROPERTY TRUST I (RESIDENCE UNKNOWN) ALEC ALMONTE 1506 WAMPUM TRL

ORLANDO, FL 32825 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 153 OF THE UNRECORD-ED GARDEN GROVE PINES, DESCRIBED AS: THE EAST 100 FEET OF THE WEST 785 FEET OF THE NORTH 90 FEET OF THE SOUTH 250 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. a/k/a 201 Durrell Cir, Winter Haven, FL 33884

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before October 1, 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 25th day of August, 2025.

Stacy M. Butterfield As Clerk of the Court (SEAL) By A. Nieves

As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 Aug. 29; Sept. 5, 2025 25-01298K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532025CP001216A000BA

Division 14 IN RE: ESTATE OF MICHAEL FREDERICK RIZZO Deceased.

The administration of the estate of Michael Frederick Rizzo, deceased, whose date of death was January 29, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 988, CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 29, 2025. Personal Representative: Gail A. Rizzo

92 E. Hampton Drive Auburndale, Florida 33823 Attorney for Personal Representative: Rodolfo Suarez Jr., Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620

E-Mail: rudy@suarezlawyers.com Secondary É-Mail:

Miami, Florida 33156 Telephone: 305-448-4244

eservice@suarezlawyers.com 25-01295K Aug. 29; Sept. 5, 2025

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

POLK COUNTY

FIRST INSERTION

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT SELECTION COMMITTEE MEETING AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Audit Selection Committee of the Forest Lake Development District ("District") will convene a meeting to review, discuss and recommend an auditor to provide audit services to the District for Fiscal Year 2025/2026. The meeting will be convened on September 11, 2025, at 1:00 n.m., at the Davennort City Hall - 1 S Allapaha Ave, Davenport, FL 33837. The regular Board meeting will take place immediately following the adjournment of the Audit Committee meeting where the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued without additional notice to a date, time, and place to be specified on the record at the meetings. Copies of the agendas for the meetings may be obtained at the District's website, https://www. forestlakecdd.org/, or at the office of the District Manager Anchor Stone Man-

agement, LLC., 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, (407) 698-5350 ("District Manager's Office"), during normal business hours. There may be occasions when staff or other individuals may participate by speaker telephone.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at the public meetings because of disability or physical impairment should contact the District Manager's Office, at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to ap peal any decision made by the Audit Selection Committee or the Board of Supervisors with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Patricia Thibault

District Manager August 29, 2025 25-01303K

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2025CA001942A000BA CITIZENS BANK, N.A, Plaintiff, vs. HENRY RAMIREZ, et al,

Defendant(s). To: HENRY RAMIREZ Last Known Address: 596 Ogel Thorpe Drive Davenport, FL 33897 Current Address: Unknown SANDRA V. RAMIREZ Last Known Address: 596 OGELTHORPE DRIVE DAVENPORT, FL 33897 Current Address: Unknown

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

LOT 261, LAUREL ESTATES PHASE II, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 165, PAGE(S) 33 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 596 OGELTHORPE DRIVE DAVENPORT FL 33897

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy

within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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.

9/25/2025 Default Date WITNESS my hand and the seal of this court on this day of AUG 18, 2025. Stacy Butterfield Clerk of the Circuit Court (SEAL) By: Ruthy Pacheco Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 25-003195

Aug. 29; Sept. 5, 2025 25-01297K

FIRST INSERTION

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

CASE NO.: 2025CA000632 WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs. DAURYS V. LORENZO, et al.,

Defendants.
TO: DAURYS V. LORENZO UNKNOWN SPOUSE OF DAURYS V. LORENZO UNKNOWN TENANT(S) LAST KNOWN ADDRESS: 639 Samuel Place, Davenport, FL 33837 YOU ARE NOTIFIED that an ac-

tion to foreclose a lien on the following property in POLK COUNTY, Florida: Lot 286. William's Preserve

Phase II-B, according to the map or plat thereof, as recorded in Plat Book 167, Page(s) 48 through 52, inclusive, of the Public Records of Polk County, Florida.

Property Address: 639 Samuel Place, Davenport, FL 33837

has been filed against you and you are required to serve a copy of your written defenses, if any, to Lisa Acharekar, Esquire, Martell & Ozim, P.A., counsel for the Plaintiff, whose address is 213

S. Dillard Street, Suite 210, Winter Garden, FL 34787, within thirty (30) days from the first publication of this notice, on or before 10/3/2025 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter: otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said Court on the day of AUG 26, 2025. Stacy M. Butterfield CLERK OF THE COURT (SEAL) By: Ruthy Pacheco

Deputy Clerk Lisa Acharekar, Esq., Martell & Ozim, P.A.,

213 S. Dillard Street, Suite 210, Winter Garden, FL 34787 Aug. 29; Sept. 5, 2025



Who benefits from legal notices?

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

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

FIRST INSERTION

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

PROBATE DIVISION File No. 2025-CP-2660 IN RE: ESTATE OF MARYANN KIRCHNER Deceased.

administration of the estate of MARYANN KIRCHNER, deceased. whose date of death was June 3, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 29, 2025

Co-Personal Representatives: Signed by: kevin Harris 73C13A941 KEVIN HARRIS 1303 SW 33rd Street Cape Coral, Florida 33914 DocuSigned by: Scott HARRIS 110FA42F09DA419.. SCOTT HARRIS

4541 Horseshoe Drive Waterford, Michigan 48328 Attorney for Personal Representatives: /s/ Kenneth E. Kemp, II KENNETH E. KEMP. II Florida Bar Number: 607401 Kemp & Mace, P.A. 12661 New Brittany Blvd FORT MYERS, FL 33907 Telephone: (239) 278-1800 kenneth@kempandmace.com michelle@kempandmace.com Aug. 29: Sept. 5, 2025 25-01290K

FIRST INSERTION

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

CASE NO.: 2025-CA-002577-A000-BA MIDFLORIDA CREDIT UNION, Plaintiff, v. THE ESTATE OF KENNETH D. RAINEY; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF KENNETH D. RAINEY; THE UNKNOWN HEIRS OF THE ESTATE OF KENNETH D. RAINEY; THE UNKNOWN SPOUSE OF KENNETH D. RAINEY; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR

Defendants. TO: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

OTHER CLAIMANTS,

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

Lot 3, Block 2, WOODLAND PARK, a subdivision accord-

ing to the plat thereof recorded in Plat Book 35, Page 50, of the Public Records of Polk County,

Florida Parcel Identification No.: 28-30-05-939200-002030 Property Address: 2536 Olive Avenue,

Lake Wales, Florida 33898 has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before September 29, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

DATE: August 22, 2025 STACY M. BUTTERFIELD

Clerk of the Court By: Deputy Clerk

Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801

25-01304K Aug. 29; Sept. 5, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 532025CP002497A000BA IN RE: Estate of FRANKY SUSVON DUPREE, Deceased.

The administration of the estate of Franky Susvon Dupree, deceased, whose date of death was April 4, 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.

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

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

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

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative: /s/Lucinda Owens Lucinda Owens, Personal Rep.

135 Dancing Trees Trail Morganton, Georgia 30560 Attorney for Personal Representative: /s/Amy L. Phillips AMY L. PHILLIPS Attorney for the Personal Representative Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885

25-01301K

(863) 268-8292

amy@amyphillipspllc.com

Aug. 29; Sept. 5, 2025

FIRST INSERTION

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

FOR POLK COUNTY, FLORIDA CASE NO. 2023CA006686000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. DIKENEL JEAN AND

NADINE NAPOLEAN, et al. **Defendant(s).**NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated December 16, 2024, and entered in 2023CA006686000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and DIKENEL JEAN; NADINE NAPOLEAN; TERRALARGO COMMUNITY ASSOCIA-TION, INC.; AQUA FINANCE, 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 17, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 191, TERRALARGO PHASE 3D, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 163, PAGES 38 AND 39, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.

Property Address: 3969 AQ-UILLA 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 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 25 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 23-154314 - RaO

Aug. 29; Sept. 5, 2025

FIRST INSERTION

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

532025CA002508A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUAN SOTO A/K/A JUAN FELIPE SOTO N/K/A JUAN FELIPE SOTO, Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF JUAN SOTO A/K/A JIJAN FELIPE SOTO N/K/A JUAN FELIPE

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described propert

LOT 12, INDIAN BLUFFS ADDITION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 87, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUN-TY. FLORIDA.

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

Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before Oct. 1, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint.

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 anpearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 25th day of August, 2025.

STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By A. Nieves As Deputy Clerk De Cubas & Lewis, P.A.,

Attorney for Plaintiff, PO BOX 5026. CORAL SPRINGS, FL 33310 25-02026

Aug. 29; Sept. 5, 2025 25-01305K

FIRST INSERTION

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

Case No.: 2025CA002205A000BA UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, SMALL BUSINESS ADMINISTATION Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM

AN INTEREST IN THE ESTATE OF LARRY GENE BORDEN, DECEASED; ALL UNKNOWN PARTIES CLAUNG INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; WENDELL TRENT BORDEN, AS POTENTIAL HEIR TO THE ESTATE OF LARRY GENE BORDEN; GOODLEAP LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendant. To the following Defendant(s): THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF LARRY GENE BORDEN, DECEASED

(RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property: BEGINNING 278 FEET WEST

OF NORTHEAST CORNER OF THE SOUTH 1/2 OF LOT 175, WAHNETA FARMS SUBDIVI-SION, ACCORDING TO PLAT

BOOK 1, PAGES 82A AND 82B AND RUN SOUTH 165 FEET WEST 75 FEET NORTH 165 FEET AND EAST TO POINT OF BEGINNING

a/k/a 112 2nd Wahneta St W, Winter Haven, FL 33880

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kro-nenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 9/29/2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this day of AUG 22, 2025. Stacy M. Butterfield

As Clerk of the Court (SEAL) By: Ruthy Pacheco As Deputy Clerk

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 Aug. 29; Sept. 5, 2025 25-01299K

--- PUBLIC SALES ---

FIRST INSERTION

FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026
PROPOSED BUDGET(S); AND
NOTICE OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Forest Lake Community Development District ("District") will hold a public hearing and regular meeting as follows:

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

Davenport, FL 33837 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Anchor Stone Management, LLC 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, (407) 698-5350 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.forestlakecdd.org/.

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

August 29, 2025 25-01302

FIRST INSERTION

NOTICE OF RULE
DEVELOPMENT BY THE STUART
CROSSING COMMUNITY
DEVELOPMENT DISTRICT

(AMENITY FACILITIES POLICY) In accordance with Chapters 120 and 190, Florida Statutes, the Sturart Crossing Community Development District ("District") hereby gives the public notice of its intent to develop a rule entitled Amenity Facilities Policy ("Proposed Rule") to govern the operation of the District's amenities. The Proposed Rule number is AMENITY-2026-1.

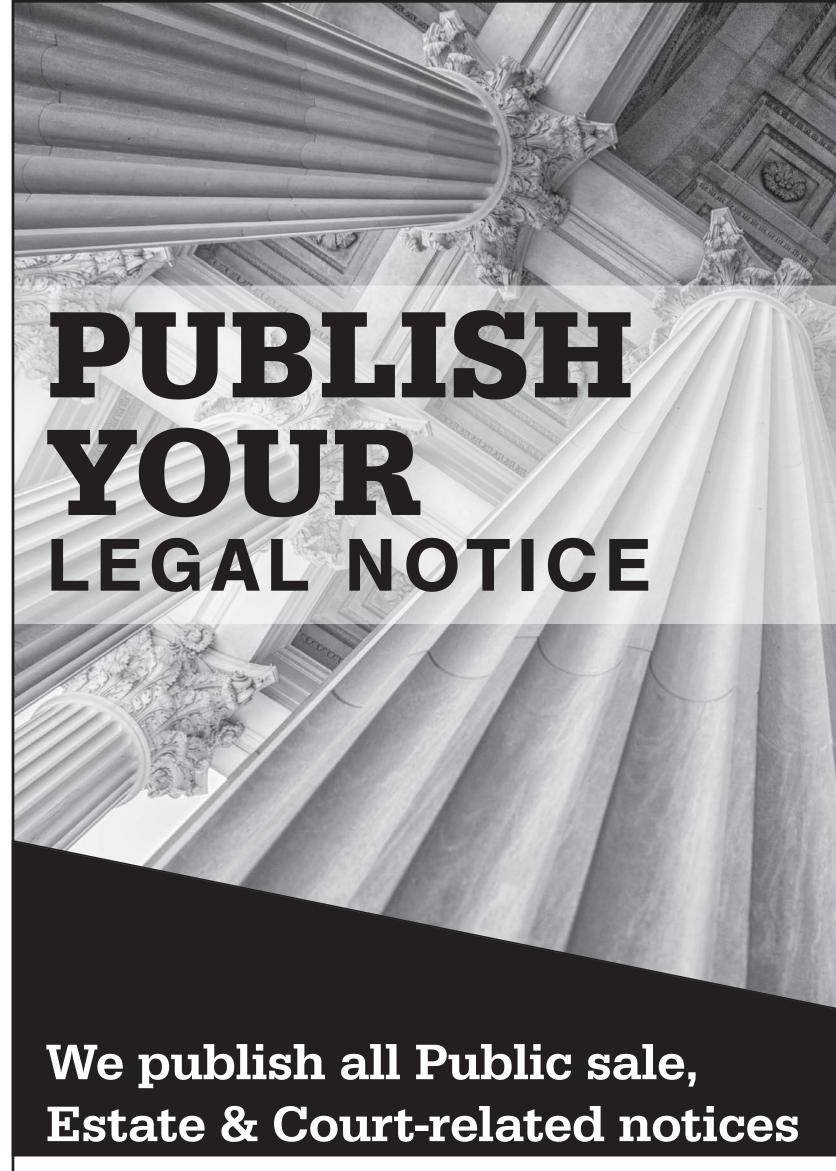
The Amenity Facilities Policy will address such areas as (i) policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) violation and penalty policies (collectively, the "Amenities Policies and Fees").

The purpose and effect of the Amenities Policies and Fees is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2024), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024), as amended. A public hearing, will be conducted by District on October 6, 2025, at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive Lakeland, Florida 33809 at 1:00 p.m.

Additional information regarding the public hearing may be obtained from the District's website, https://stuartcrossingcdd.net or by contacting the District Manager, Kristen Suit, at suitk@whhassociates.com or by calling (561) 571-0010. A copy of the Proposed Rule may be obtained, without cost, by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010.

Kristen Suit District Manager August 29, 2025

25-01306K



- 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



878 V

FIRST INSERTION

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

CASE NO.: 2024CA000693000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B, Plaintiff, v.

CHRISTOPHER FRANKLIN, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated November 12, 2024, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated August 13, 2025, issued in and for Polk County, Florida, in Case No. 2024CA000693000000, wherein WILMINGTON SAVINGS FUND SO-CIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST is the Plaintiff, and CHRISTOPHER FRANKLIN, CITY OF LAKELAND, A FLORIDA MUNICIPAL CORPO-RATION, ROBERT W. BARFIELD. D/B/A PEST STOP PEST MANAGE-MENT, INC. and UNKNOWN TEN-ANT #1 N/K/A BETTINA DIXON are the Defendants.

The Clerk of the Court, STACY BUT-TERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 17, 2025, electronic sale beginning at 10:00 AM, at www.polk. realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclo-

NOTICE OF SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.: 2024CA002630000000

DEUTSCHE BANK TRUST

COMPANY AMERICAS, AS

INDENTURE TRUSTEÉ FOR

TRUST 2005-2 MORTGAGE

SERIES 2005-2,

Plaintiff, vs.

THE REGISTERED HOLDERS

OF SAXON ASSET SECURITIES

LOAN ASSET BACKED NOTES,

VERONICA BRUNSON A/K/A

SPOUSE OF VERONICA BRUNSON A/K/A VERONICA

DENISE BRUNSON F/K/A

VERONICA FIELDS,

Defendant(s).

VERONICA DENISE FIELDS F/K/A

NOTICE OF SALE IS HEREBY GIV-

EN pursuant to the order of Summary

Final Judgment of Foreclosure dated

July 22, 2025, and entered in Case No.

2024CA002630000000 of the Circuit

Court of the 10TH Judicial Circuit in

and for Polk County, Florida, wherein

Deutsche Bank Trust Company Ameri-

cas. As Indenture Trustee For The Reg-

istered Holders Of Saxon Asset Securi-

ties Trust 2005-2 Mortgage Loan Asset

Backed Notes, Series 2005-2, is Plain-

tiff and Veronica Brunson a/k/a Veron-

ica Denise Fields f/k/a Veronica Fields;

Unknown Spouse of Veronica Brunson a/k/a Veronica Denise Brunson f/k/a

Veronica Fields, are Defendants, the

Office of the Clerk, Polk County Clerk

of the Court will sell via online auc-

tion at www.polk.realforeclose.com at

10:00 A.M. on the 21st day of October,

2025, the following described property

as set forth in said Final Judgment, to

wit:

VERONICA FIELDS; UNKNOWN

THE SOUTH 1/2 OF LOT 5, BLOCK B, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 109, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 621 W 4th St, Lakeland, FL 33805

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

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

Dated: This 20th day of August, 2025.

Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com Aug. 29; Sept. 5, 2025

LOT 93, OF ORANGEWOOD

COMMUNITY, ACCORDING TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 78, PAGE 50, PUBLIC RECORDS

OF POLK COUNTY, FLORIDA.

Property Address: 1678 Blossom

Circle West, Lakeland, Florida

and all fixtures and personal property

located therein or thereon, which are

included as security in Plaintiff's mort-

Any person claiming an interest in the surplus funds from the sale, if any,

other than the property owner as of

the date of the lis pendens must file a claim before the clerk reports the sur-

plus as unclaimed.

If you are a person with a disability who needs any accommoda-

tion in order to participate in this

proceeding, you are entitled, at no cost to you, to the provision of cer-

tain assistance. Please contact the Of-

fice of the Court Administrator, 255

N. Broadway Avenue, Bartow, Florida

33830, (863) 534-4686, at least 7

days before your scheduled court ap-

pearance, or immediately upon receiv-

ing this notification if the time before

the scheduled appearance is less than

7 days; if you are hearing or voice im-

McCabe, Weisberg & Conway, LLC

McCabe, Weisberg & Conway, LLC

West Palm Beach, Florida, 33407

Email: FLpleadings@mwc-law.com

25-01268K

paired, call 711.

By: Craig Stein

Craig Stein, Esq.

Fl Bar No. 0120464

File No: 24-400203

Aug. 29; Sept. 5, 2025

3222 Commerce Place,

Telephone: (561) 713-1400

Dated: 8/21/2025

FIRST INSERTION

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. 532025CA002674A000BA Truist Bank Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jean M. Scrima a/k/a Jean Marie Scrima, Deceased; et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jean M. Scrima a/k/a Jean Marie Scrima, Deceased

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

VILLA 211, BUILDING 3, LA CONDOMINIUM, CONDOMINIUM, ACCORD-ING TO THE DECLARA-TION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 1083, AND ALL EXHIBITS AND AMENDMENTS THERE-OF, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED 1.38% INTEREST IN AND TO ALL THE COM-MON ELEMENTS OF THE CONDOMINIUM AND TO THAT CERTAIN PARCEL OR PARCELS OF LAND DE-SCRIBED AS PARCEL 1, AS EXEMPLIFIED, REFERRED TO AND SET FORTH IN

THE SURVEY WHICH IS SHOWN AS EXHIBIT I TO SAID DECLARATION; SAID LAND LYING AND BEING IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 27 EAST, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before September 25, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on August 19, 2025.

Stacy M. Butterfield As Clerk of the Court (SEAL) By A. Nieves As Deputy Clerk

Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 Case No. 532025CA002674A000BA

File # 25-F01501 Aug. 29; Sept. 5, 2025 25-01294K

FIRST INSERTION

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

CASE NO. 2021CA001305 WELLS FARGO BANK, N.A.

Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GLORIA C. BROWN A/K/A GLORIA BROWN, DECEASED; UNKNOWN SPOUSE OF GLORIA C. BROWN A/K/A GLORIA BROWN; UNKNOWN TENANT 1; UNKNOWN TENANT 2;

MICHELE KEARSE: Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 09, 2024, 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: LOT 28, THE VILLAGE -LAKELAND UNIT NO. 4 AD-DITION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 86, PAGE 6, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS: A 2000 KINGSWOOD SPECIAL EDITION DOUBLEWIDE MOBILE HOME BEARING IDENTIFICATION NUMBERS N89668A AND N89668B AND TITLE NUMBERS 87014581 AND 87013962. a/k/a 436 OAK RDG W, LAKE-

LAND, FL 33801-6423 at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on September 12, 2025 beginning at 10:00 AM.

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

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

than 7 days; if you are hearing or voice impaired, call 711. Dated at St. Petersburg, Florida this 15 day of August, 2025. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716

Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000006291

FIRST INSERTION

Aug. 29; Sept. 5, 2025 25-01266K

FIRST INSERTION

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

Case No. 25-CA-2921 POLK CITY LAND TRUST and CALENDULA DRIVE LAND TRUST, By: Federico-Stopa Holdings, LLC, as Trustee,

LUIS A. RODRIGUEZ, JOVINO RODRIGUEZ, MAURICE MCBEAN, ZENEN CASTRO-RIVERA, JUAN MANUEL FERNANDEZ-PARIS, MERCEDES TODD-GAMBLE, and RONNIE GAMBLE,

Defendants. STATE OF FLORIDA

To: LUIS A. RODRIGUEZ, JOVINO RODRIGUEZ, MAURICE MCBEAN, ZENEN CASTRO-RIVERA, JUAN MANUEL FERNANDEZ-PARIS, MERCEDES TODD-GAMBLE, and RONNIE GAMBLE,

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

Block 5, Lot 154: the N1/2 of the S1/2 of the SW1/4 of the NW1/4 of the NE1/4 of Section 32, Township 24 South, Range 25 East

Block 5, Lot 155: the S1/2 of the E1/2 of the N1/2 of the SW1/4 of the NW1/4 of the NE1/4 of Section 32, Township 24 South, Range 25 East Lot 11 Block 313 INDIAN

LAKES ESTATES UNIT 9, according to the Plat thereof recorded in Plat Book 40, Page 42, of the Public Records of Polk County, Florida

Lot 8 Block 381 INDIAN LAKE ESTATES UNIT 14, according to the Plat thereof recorded in Plat

Book 40, Page 21, of the Public Records of Polk County, Florida Lot 14 Block 381 INDIAN LAKE ESTATES UNIT 14, according to the Plat thereof recorded in Plat Book 40, Page 21, of the Public Records of Polk County, Florida

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before 9-29-2025 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Complaint.

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

DATED this 22nd day of August,

Stacy M. Butterfield CLERK OF THE COURT (SEAL) A. Nieves Deputy Clerk

Vestalia Aylsworth, Esq., Plaintiff's attorney, 21101 SW 198th Ave, Miami, FL 33187 Aug. 29; Sept. 5, 12, 19, 2025

25-01293K

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. 2025CA000328000000 FREEDOM MORTGAGE CORPORATION,

Plaintiff, vs. LYNN S WILSON A/K/A LYNN STEWART WILSON, et al.,

Defendant. To: LAQUANA V. WARING, 1170 OLD SOUTH DR, LAKELAND, FL 33811LAST KNOWN ADDRESS STATED CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

UNIT NO. B10, THE PALMS OF ASHTON, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5268, PAGE 1643, TOGETHER WITH THE FIRST AMEND-MENT THERETO RECORDED IN OFFICIAL RECORDS 5710, PAGE 492, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce,

LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court on or before September 29, 2025 or 30 days from the first publication, otherwise a Judgment may 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

WITNESS my hand and seal of said Court on the 22nd day of August, 2025. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY: A. Nieves Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com

25-11224FL Aug. 29; Sept. 5, 2025 25-01288K

FIRST INSERTION

NOTICE FOR PUBLICATION NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL ACTION NO:

2024CA003515000000 **Civil Division**

IN RE HIGHLAND MEADOWS 3 HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs.

RAYMOND STEADWELL; LINKNOWN SPOUSE OF RAYMOND STEADWELL, et al, Defendant(s), TO: RAYMOND STEADWELL and

UNKNOWN SPOUSE OF RAYMOND STEADWELL LAST KNOWN ADDRESS 2360 SANDERLING ST,

HAINES CITY, FL 33844 YOU ARE HEREBY NOTIFIED

that an action to foreclose a lien on the following property in POLK County, Florida: LOT 200, OF HIGHLAND

MEADOWS PHASE III, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 160, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLOR-IDA COMMUNITY LAW GROUP, P.L., Attorney for HIGHLAND MEAD-OWS 3 HOMEOWNERS ASSOCIA-

TION INC. whose address is PO. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before September 25, 2025, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for two consecutive weeks in The Polk County Business Observer (Newspaper)
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 said court at POLK County, Florida on this 19 day of August, 2025.

STACY M BUTTERFIELD As Clerk, Circuit Court POLK County, Florida (SEAL) By: A. Nieves As Deputy Clerk Florida Community Law Group, P.L.

Jared Block, Esq. P.O. Box 292965

Davie, FL 33329-2965 Phone: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com Fla Bar No.: 90297 Aug. 29; Sept. 5, 2025 25-01283K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 25-CA-3100 TROPICANA DRIVE LAND TRUST,

By: Fubar Assets, LLC, as Trustee, Plaintiffs, v.
ORIN GREENE, PETAL GREENE, and PAUL WEGLICKI,

Defendants. STATE OF FLORIDA To: ORIN GREENE, PETAL GREENE, and PAUL WEGLICKI

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

Lot 5 Block 377 INDIAN LAKES ESTATES UNIT 14, according to the Plat thereof recorded in Plat Book 40, Page 21, of the Public Records of Polk County, Florida Account

303118-994140-037705 Lot 3 Block 384 INDIAN LAKE ESTATES UNIT 14, according to the Plat thereof recorded in Plat Book 40, Page 21, of the Public Records of Polk County, Florida

Account 303118-994140-038403 has been filed against you and you are required to file your written defenses, it any, with the Clerk of the above

Court and to serve a copy on or before 9/29/2025 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Complaint.

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

DATED this 20 day of August, 2025. Stacy M. Butterfield CLERK OF THE COURT (SEAL) By: Ruthy Pacheco Deputy Clerk

Vestalia Aylsworth, Esq., Plaintiff's attorney, 21101 SW 198th Ave, Miami, FL 33187 $Aug.\ 29;\ Sept.\ 5,12,19,2025$

25-01287K

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

POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2022-CA-001006

MIDFIRST BANK, Plaintiff, vs. LUIS FELIPE MONGE JIMENEZ,

et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 01, 2024 in Civil Case No. 53-2022-CA-001006 of the Circuit Court of the TENTH JUDI-CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein MIDFIRST BANK is Plaintiff and Luis Felipe Monge Jimenez, et al., are Defendants, the Clerk of Court, STACY BUTTER-FIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 69, LAKESIDE LAND-INGS PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 5

THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 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. By: /s/ Robyn Katz

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420

Email: MRService@mccalla.com Fla. Bar No.: 146803 22-00527FL

Aug. 29; Sept. 5, 2025 25-01278K

--- ACTIONS / SALES---

FIRST INSERTION

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

CASE NO. 2024CA001222000000 WELLS FARGO BANK, N.A. Plaintiff, v. UNKNOWN SPOUSE OF BARBARA JANE FOSTER A/K/A BARBARA J. FOSTER A/K/A BARBARA FOSTER; UNKNOWN TENANT 2: BARBARA JANE

FOSTER A/K/A BARBARA J. FOSTER A/K/A BARBARA FOSTER, AS TRUSTEE UNDER THE UNRECORDED BARBARA JANE FOSTER REVOCABLE TRUST U/T/A DATED MARCH 9, 2017; BARBARA JANE FOSTER A/K/A BARBARA J. FOSTER A/K/A BARBARA FOSTER; UNKNOWN TENANT 1; POLO PARK HOME OWNERS ASSOCIATION, INC.: STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY AS SUBROGEE OF VICTOR K. HYATT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 16, 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:

LOT 4, BLOCK 2, POLO PARK PHASE 1-A, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 74, PAGE(S) 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO DESCRIBED AS: A 1987 VICTORY HOMES DOU-BLEWIDE MOBILE HOME BEARING IDENTIFICATION NUMBERS FL100685A AND

FL100685B AND TITLE NUM-BERS 43547959 AND 43547955 SAID MOBILE HOME TITLES HAVE BEEN RETIRED AND CANCELLED AS EVIDENCED BY THE RETIRE TITLE AFFI-DAVIT RECORDED IN OFFI-CIAL RECORDS BOOK 9979, PAGE 2147, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 127 KENSINGTON PARK DR, DAVENPORT, FL 33897-

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on September 15, 2025 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 19 day of August, 2025. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000009991 Aug. 29; Sept. 5, 2025 25-01276K

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. 2025CA002732A000BA CITIMORTGAGE, INC., Plaintiff, vs.

ANTONIO KURAYAKIN JENKINS, et al.. Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF PATRICIA ANN JENKINS A/K/A PATRICIA JENKINS, 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 15 AND THAT PART

OF LOT 14 IN BLOCK 15 OF SHORE ACRES, LAKELAND, FLORIDA, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 7, PAGE 15 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DE-SCRIBED AS FOLLOWS: BEGIN AT THE SOUTH-EAST CORNER OF LOT 14; RUN THENCE NORTH-ERLY ALONG THE EAST LINE OF SAID LOT 14 TO NORTHEAST CORNER THE THEREOF; THENCE WEST-ERLY ALONG THE NORTH LINE 35 FEET; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 14 TO A POINT 30 FEET WEST OF THE POINT

OF BEGINNING; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 14 TO POINT OF BEGINNING.

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 publica-tion 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.

9/29/2025 Default Date WITNESS my hand and seal of this Court this day of AUG 22 2025.

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

Submitted by MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850

Email: Accounts Payable@mccalla.com25-11763FL Aug. 29; Sept. 5, 2025 25-01282K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA

CASE NO.: 16-2025-DR-013521 DIVISION: FM-B IN RE: THE MATTER OF MELONIE D. MILLER. Petitioner/Mother, and NORMAN L. JACOBS, Respondent/Father.

TO: Norman Jacobs Last Known Address 413 Ave. O SE

Winter Haven, FL 33880

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner, MELONIE D. MILLER, c/o Ian C. Hurley, Esquire, 1542 Glengarry Rd., Jacksonville, FL 32207 on or before 10/9/2025, and file the original with the clerk of this court before service on Petitioner or immediately thereafter. If you fail to do so, a default may be en-

tered against you for the relief demanded in the petition.

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

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

Dated: 8/25/2025.

Jody Phillips CLERK OF THE CIRCUIT COURT (SEAL) By: Monet Whatley {Deputy Clerk}

MELONIE D. MILLER, c/o Ian C. Hurley, Esquire, 1542 Glengarry Rd., Jacksonville, FL 32207 Aug. 29; Sept. 5, 12, 19, 2025

25-01292K

FIRST INSERTION

THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES LEAMY, DE-CEASED

(LAST KNOWN ADDRESS: 320 8th Street N. Dundee, FL 33838)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the

following described property: LOT 7, BOLIN MANOR SUB-DIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 39, PAGE 49, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA a/k/a 320 8th St N, Dundee, FL 33838

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 9/22/2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the

either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

this Court this 14 day of Aug, 2025. Stacy M. Butterfield As Clerk of the Court

(SEAL) By /s/ Tamika Joiner As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff,

10360 West State Road 84, Fort Lauderdale, FL 33324 Aug. 29; Sept. 5, 2025 25-01280K

FIRST INSERTION

original with the Clerk of this Court

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.:

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

Case No.: 2025CA001381A000BA

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC,

THE UNKNOWN HEIRS.

ASSIGNEES, LIENORS,

BENEFICIARIES, DEVISEES,

CREDITORS, TRUSTEE AND

ALL OTHERS WHO MAY CLAIM

AN INTEREST IN THE ESTATE

OF JAMES LEAMY, DECEASED; SUNNOVA SLA MANAGEMENT

10TH JUDICIAL CIRCUIT FOR

POLK COUNTY, FLORIDA; ESD

HOME SOLUTIONS LLC; JARED

YAGMIN; ALL UNKNOWN PARTIES CLAIMING INTERESTS

AGAINST A NAMED DEFENDANT

TO THIS ACTION, OR HAVING OR

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED;

BY, THROUGH, UNDER OR

TITLE OR INTEREST IN THE

UNKNOWN TENANT #1;

UNKNOWN TENANT #2,

To the following Defendant(s):

Defendant(s),

LLC; THE CLERK OF THE

532025CA001413A000BA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.
JOMAR CARRION; UNKNOWN SPOUSE OF JOMAR CARRION; TIFFANY CARRION: UNKNOWN SPOUSE OF TIFFANY CARRION: DONALD E. STEPHENS; DISCOVER BANK: PORTFOLIO RECOVERY ASSOCIATES. LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED;

UNKNOWN TENANT #2, Defendant. To the following Defendant(s): JOMAR CARRION (LAST KNOWN ADDRESS: 3807 WHITE OAK COURT LAKE WALES FL 33898)

UNKNOWN TENANT #1:

UNKNOWN SPOUSE OF JOMAR CARRION (LAST KNOWN ADDRESS: 3807 WHITE OAK COURT LAKE WALES FL 33898)

UNKNOWN TENANT #1 3807 WHITE OAK CT LAKE WALES, FL 33898

UNKNOWN TENANT #2 3807 WHITE OAK CT LAKE WALES, FL 33898

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 11, COUNTRY OAKS ES-TATES UNIT NUMBER TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 PAGES 46, 47, 48 AND 49 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EX-

BEGIN AT THE NORTH-WEST CORNER OF THAT PORTION OF SAID LOT 11 WHICH FORMS A STRIP OF LAND 25 FEET WIDE AND RUN SOUTH 00° 40' 34" EAST ALONG THE WEST LINE OF SAID STRIP OF LAND 25 FEET WIDE, WHICH IS ALSO THE EAST LINE OF LOT 12 IN BLOCK 2 OF COUNTRY OAKS ESTATES UNIT I, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 65 PAGES 10 AND 11, PUBLIC RECORDS OF POLK COUNTY, FLORI-DA, A DISTANCE OF 214.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12: THENCE RUN NORTH 89° 19' 26" EAST 25 FEET TO A POINT ON THE EAST LINE OF SAID STRIP OF LAND 25 FEET WIDE WHICH IS THE EAST LINE OF SAID LOT 11: THENCE NORTH 00° 40' 34' WEST ALONG SAID EAST LINE 210.28 FEET TO THE NORTHEAST CORNER OF SAID STRIP OF LAND, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTRY OAKS LANE AS SHOWN ON SAID PLAT OF COUNTRY OAKS ESTATES UNIT I, THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE FOLLOWING A CURVE CONCAVE NORTH-

ERLY HAVING A RADIUS OF 50 FEET THROUGH A CEN-TRAL ANGLE OF 29° 25' 16", AN ARC DISTANCE OF 25.68 FEET TO THE POINT OF BE-GINNING

a/k/a 3807 White Oak Ct, Lake Wales, FL 33898

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 9/29/2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to

Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of

this Court this 20 day of Aug, 2025. Stacv M. Butterfield As Clerk of the Court (SEAL) By /s/ Tamika Joiner

As Deputy Clerk Kelley Kronenberg,

Attorney for Plaintiff, 10360 West State Road 84. Fort Lauderdale, FL 33324 25-01281K Aug. 29; Sept. 5, 2025

FIRST INSERTION

ALONG SAID EAST LINE A

DISTANCE OF 633.43 FEET;

S89°38'54"W

S00°01'49"W

CONTINUE

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

CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v.

TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others, Defendants.
TO DEFENDANTS: Shellie J Rogers,

Antoinette Schafer, Donald G Ross

YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-CORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE

THENCE DISTANCE OF 617.52 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-TANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTEN-SION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE

S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw.com, on or before 9/29/2025 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: 8/20/2025

Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: /s/ Tamika Joiner As Deputy Clerk

Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, 1540 International Parkway, Suite 2000. Lake Mary, Florida 32746, email address is: svihlen@vbvlaw.com

Aug. 29; Sept. 5, 2025

25-01270K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 2024CA000796000000 LAKES AT LUCERNE PARK HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, Plaintiff, vs.

JAMES ACHILLE, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure dated August 18, 2025 in Case No. 2024CA000796000000 in the County Court in and for Polk County, Florida wherein LAKES AT LUCERNE PARK HOMEOWNERS ASSPOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and JAMES ACHILLE; UNKNOWN SPOUSE OF JAMES ACHILLE, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on SEPTEMBER 19, 2025. () www.polk. realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 1, BLOCK B AS SHOWN ON THE PLAT ENTITLED LAKES AT LUCERNE PARK, PHASE FOUR" AND RECORD-ED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN PLAT BOOK 154 PAGES 27 & 28

A/K/A: 228 HIBISCUS STREET. WINTER HAVEN, FL 33881.

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

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

Dated: August 22, 2025 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 Aug. 29; Sept. 5, 2025

25-01277K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY sarasotacierk.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

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. 2025CA002463A000BA

RONALD WHICKER, AS TRUSTEE

TO: UNKNOWN BENEFICIARIES

OF THE BEACH BLESSINGS FUND

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, grant-

ees, assignees, lienors, creditors, trust-

ees, and all parties claiming an inter-

est 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

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.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 de-

cedent 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

CITIMORTGAGE, INC.,

FUND TRUST, et al.

Defendant(s).

TRUST,

Plaintiff, vs. RONALD WHICKER AND

OF THE BEACH BLESSINGS

POLK COUNTY

FIRST INSERTION

DISTANCE OF 617.52 FEET FOR A POINT OF BEGIN-

NING; THENCE CONTINUE

S89°38'54"W A DISTANCE

OF 265.83 FEET; THENCE

S00°01'49"W A DISTANCE OF

1,066.41 FEET TO THE SOUTH

LINE OF THE SOUTHEAST

1/4 OF THE NORTHWEST

1/4 OF SAID SECTION 17;

THENCE S89°43'23"W ALONG

SAID SOUTH LINE, A DIS-

TANCE OF 442.04 FEET TO

THE SOUTHWEST CORNER

OF THE SOUTHEAST 1/4 OF

THE NORTHWEST 1/4 OF

SAID SECTION 17; THENCE

N00°07'18"W ALONG THE

WEST LINE OF THE SOUTH-

EAST 14 OF THE NORTHWEST

1/4 OF SAID SECTION 17 AND

ITS NORTHERLY EXTEN-

SION A DISTANCE OF 1,377.34

FEET TO A POINT ON SAID

SOUTHERLY RIGHT-OF-WAY

LINE OF ERNIE CALDWELL

BOULEVARD; RUN THENCE

THE FOLLOWING TWO

(2) COURSES ALONG SAID

WAY LINE: (1) N78°06'01"E A

DISTANCE OF 365.42 FEET;

(2) N75°36'45"E A DISTANCE

OF 142.68 FEET; THENCE

OF 137.50 FEET; THENCE

OF 120.83 FEET; THENCE

OF 128.93 FEET; THENCE

RIGHT-OF-

A DISTANCE

A DISTANCE

A DISTANCE

A DISTANCE

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company,

Plaintiff, v. TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others,

TO DEFENDANTS: Betty K Troxell YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-3"x3" CONCRETE MONG-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-CORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W

 $S32^{\circ}18'43"W$ A DISTANCE OF 75.82 FEET TO THE POINT ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W OF BEGINNING.

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw.com, on or before September 25, 2025 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED: August 18,2025 Stacy M. Butterfield, CPA

Clerk of the Court (Seal) By: A. Nieves As Deputy Clerk

Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, email address is: svihlen@vbvlaw.com 25-01269K Aug. 29; Sept. 5, 2025

OF 98.24 FEET; THENCE FIRST INSERTION

NOTICE OF ACTION IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA Case No. 25-CA-003062

21ST MORTGAGE CORPORATION, Plaintiff, vs. LLEWELLYN LEWIS WHEELER. JR.: TARLA SUE WINNER: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILLIAM A. STRONG; DARLENE M. STRONG; UNKNOWN SPOUSE OF DARLENE M. STRONG: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER

CLAIMANT, BY, THROUGH, UNDER OR AGAINST LAWRENCE E. LARIMORE; and UNKNOWN TENANT Defendant.

TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILLIAM A. STRONG last known address, 4805 Rollinglen Loop W, Lakeland, FL 33810 and

ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST LAWRENCE E.

last known address, 2121 Christy Lane,

Lakeland, FL 33801

SOUTHERLY

S36°37'40"E

S73°25'13"E

S30°31'03"E

S04°12'31"W

Notice is hereby given to ANY UN-KNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE OR OTHER CLAIM-ANT, BY, THROUGH, UNDER OR AGAINST WILLIAM A. STRONG and ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UN-DER OR AGAINST LAWRENCE E. LARIMORE that an action of foreclosure on the following property in POLK County, Florida: BEGIN 1461.00 FEET WEST

AND 280.20 FEET NORTH OF THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, FOR A POINT OF BEGIN-NING; CONTINUE THENCE NORTH 127.60 FEET; THENCE EAST 178.5 FEET; THENCE SOUTH 127.60 FEET; THENCE WEST 178.50 FEET TO THE POINT OF BE-GINNING; SAID PARCEL BEING FURTHER DESCRIBED AS LOTS 15 AND 16 OF TRACT 20 OF UNRECORDED SUN-NYDALE FARMS. THIS DE-SCRIPTION INCLUDES THE 25 FEET ADJACENT TO THE EAST OF SAID LOTS 15 AND 16, DESIGNATED AS ROAD RIGHT OF WAY EASEMENT. TOGETHER WITH A 2024 JA-COBSEN 31X64 MODEL MAN-UFACTURED HOME, BEAR-

ING VIN NOS.: JACFL001799A

AND JACFL001799B. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346

[] on or before September 26,

[] 30 days from the first date of publication

and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON August 20, 2025. Stacy M. Butterfield County Clerk of Circuit Court (SEAL) By: /s/ A. Nieves Deputy Clerk

Leslie S. White, Esquire, the Plaintiff's attorney, 420 S. Orange Avenue, Suite 700, P.O. Box 2346. Orlando, Florida 32802-2346 Aug. 29; Sept. 5, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA004806000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

UNKNOWN HEIRS OF RICKIE D SHERMAN: CHERYL L. SHERMAN; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA: RICKIE D. SHERMAN, JR.; MIRANDA SHERMAN: C.D.S. A MINOR CHILD UNDER THE CARE OF HER BROTHER CALEB TICE: CALEB TICE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RICKIE D. SHERMAN, DECEASED; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated July 22, 2025, and entered in Case No. 2023CA004806000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County. Florida. NATIONSTAR MORTGAGE LLC, is Plaintiff and UNKNOWN HEIRS OF RICKIE D SHERMAN; CHERYL L. SHERMAN; STATE OF FLORIDA. DEPARTMENT OF REVENUE: CLERK OF THE CIR-CUIT COURT OF POLK COUNTY, FLORIDA; RICKIE D. SHERMAN, JR.: MIRANDA SHERMAN: C.D.S., A MINOR CHILD UNDER THE CARE OF HER BROTHER CALEB TICE: CALEB TICE, AS PERSONAL REP-RESENTATIVE OF THE ESTATE OF RICKIE D. SHERMAN, DECEASED, 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 $23\mathrm{RD}$ day of SEPTEM-BER, 2025, the following described property as set forth in said Final Judg-

ment, to wit: BEGINNING AT THE SE COR-NER OF SECTION 2, TOWN-SHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORI-DA. RUN SOUTH 89°23' WEST 2646 FEET, NORTH 0°27' WEST 2415.82 FEET, NORTH 89°03' EAST 391 FEET, TO A POINT OF BEGINNING, THENCE NORTH 89°03' EAST 135 FEET, NORTH 0°27' WEST 210 FEET, SOUTH 89°03' WEST 135 FEET, SOUTH 0°27' EAST 210 FEET, TO THE POINT OF BEGINNING.

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

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

voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrative, 255 N. BroadwayAvenue, Bartow, Florida33830,(863) 534-4686por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz. llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan 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. BroadwayAvenue, Bartow, Florida33830,(863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 20th 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 NS18310-23/sap Aug. 29; Sept. 5, 2025

FIRST INSERTION

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 12, BLOCK A, LAKE

THOMAS WOODS SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THERE-OF RECORDED IN PLAT BOOK 82, PAGE 43, PUBLIC RECORDS OF POLK COUN-TY, 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 9-26-25 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this $20\ \mathrm{day}$ of August, 2025.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: ASUNCION 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 25-299534

Aug. 29; Sept. 5, 2025 25-01271K

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 Disposi-

tion of Community Property Rights

at Death Act as described in Sections

732.216-732.228, Florida Statutes, ap-

plies, or may apply, unless a written

demand is made by a creditor as spec-

ified under Section 732.2211, Florida

SUBSEQUENT INSERTIONS

--- ESTATE / SALES ---

SECOND INSERTION

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

Post Office Box 222 Eagle Lake, Florida 33839 LSTALNAKER2@tampabay.rr.com (813) 963-6269 Attorney for Personal Representative

/s/ Lance K. Stalnaker

Attorney at Law

LANCE K. STALNAKER

Fla. Bar No. 165406 August 22, 29, 2025 25-01259K

The personal representative has no

SECOND INSERTION

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 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

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO. 2024CA001144000000

NYDIA ENID RIVERA A/K/A

ENID RIVERA A/K/A NYDIA

NYDIA ENID RIVERA RIVERA;

UNKNOWN SPOUSE OF NYDIA

E. RIVERA A/K/A NYDIA ENID

RIVERA RIVERA; UNKNOWN TENANT 1: UNKNOWN TENANT

2; CARLOS M. BATISTA;

URBAN DEVELOPMENT

Defendants.

TO-WIT:

25-01267K

BARBARA D. HERNANDEZ-

DIAZ; YUNIESKY J. MARRERO;

UNITED STATES OF AMERICA,

DEPARTMENT OF HOUSING AND

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

SITUATE, LYING AND BEING

IN POLK COUNTY, FLORIDA

THAT PORTION OF LOTS

13 AND 14, IN BLOCK 2, OF LAKEWOOD PARK SUBDIVI-

County, Florida, described as:

NYDIA E. RIVERA A/K/A

MIDFIRST BANK

Plaintiff, v.

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

Defendant(s).
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: LOT 46, WINCHESTER ES-

TATES, AS PER PLAT THERE-OF, RECORDED IN PLAT BOOK 143, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE

CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

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

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

18-312331 FC01 WNI August 22, 29, 2025 25-01241K

SECOND INSERTION

SION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 33, OF THE PUB-LIC 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 PARAL-LEL 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 DIREC-TION ALONG THE CENTER LINE OF THE CANAL TO A POINT ON THE EAST LINE OF LOT 14 THENCE NORTH TO THE POINT OF BEGIN-

TOGETHER WITH AN EASE-MENT 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. a/k/a 2417 TANGLEWOOD ST, LAKELAND, FL 33801-2702 at public sale, to the highest and best

bidder, for cash, online at www.polk. realforeclose.com, on September 12, 2025 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 13 day of August 2025. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Andrew L. Fivecoat, Esq. FL Bar: #122068 1000002213

12425 28th Street North, Suite 200

August 22, 29, 2025 25-01250K

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

SECOND 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-

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.

25-01261K August 22, 29, 2025

SECOND 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 and the personal representative's attorney are set forth below.

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

ON THEM.

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

DATE OF DEATH IS BARRED. The date of the first publication of this notice is the 22nd day of August,

MORE AFTER THE DECEDENT'S

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

SECOND 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 RODŘIGUEŽ

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

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 Records 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,

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 Divi-

sion, the address of which is 3425 Lake

Alfred Road, Winter Haven, Florida

33881. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and oth-

forth below.

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. Stacv M. Butterfield Clerk of the Circuit Court (SEAL) By: A. Nieves

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

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:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is August 22, 2025.

FAMILÝ FIRST FIRM

Ryan J. Saboff, Esquire

Florida Bar Number: 1010852

Christopher F. Torchia, Esquire

Florida Bar Number: 270120

Florida Bar Number: 1022503

1030 W. Canton Ave., Suite 102

ryan.saboff@familyfirstfirm.com

chris.torchia@familyfirstfirm.com

probate@familyfirstfirm.com

 $\hbox{E-Mail: joe.fabbi@familyfirstfirm.com}\\$

25-01249K

Joseph K. Fabbi, Esquire

Winter Park, FL 32789

Fax: (407) 476-1101

Secondary E-Mail:

August 22, 29, 2025

E-Mail:

Telephone: (407) 574-8125

/s/ Ryan Saboff

NOTWITHSTANDING THE TIME

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

SECOND INSERTION

SECOND 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

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

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

thereinPREPARED 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

SECOND 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 Fore-closure 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-TRUST-EES LITD 07/24/2023 is the Plaintiff and MICHAEL SHORT and BILLIE JEAN SHORT are the Defendant(s). Stacv 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:

The North 155 feet of the South 800 feet of the West 266 feet of the East 444.9 feet of the SE 1/4 of Section 23, Township 27 South, Range 23 East, Polk County, Florida.

Property Address: 6222 Hereford 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 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. 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

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

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

The personal representative or cura-

tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is August 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

SECOND 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. SAL-DANA 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 attornev are set forth below.

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

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

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

Davenport, FL 33837 Robert D. Hines, Esq. 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:

LUZ ESTHER ANDINO Personal Representative 834 Mystery House Road

Attorney for Personal Representative

25-01255K

jrivera@hnh-law.com

August 22, 29, 2025

SECOND 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

SECOND 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.

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. Fail-

ure to serve and file written defenses as

required may result in a judgment or

order for the relief demanded, without

SECOND INSERTION

NOTICE OF ACTION

IN THE COUNTY COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

Case No. 2025-CC-6752

APEX LAND HOLDINGS, LLC, a

Utah limited liability company, as

Trustee of the FL-2304 Land Trust,

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following

Begin at the Northwest corner of

the SE ¼ of the SE ¼ of Section 4, Township 28 South, Range 23

East, Polk County, Florida, run

thence East 730.5 feet for the

point of beginning, run thence South 139 feet, thence East

108 feet, thence North 139 feet,

thence West 108 feet to the Point

has been filed against you and you are

required to file your written defenses, if

any, with the Clerk of the above Court

and to serve a copy on or before Sep-

tember 22, 2025 upon Vestalia Avls-

worth, Esq., Plaintiff's attorney, whose

address is 12307 SW 143rd Ln, Miami,

FL 33186-6026 and file the original

with the Clerk of this Court either be-

fore service on Plaintiff's attorney or

immediately thereafter; otherwise a

default will be entered against you for

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

DATED this 15 day of August, 2025.

Vestalia Aylsworth, Esq.,

Miami, FL 33186-6026

Plaintiff's attorney, 12307 SW 143rd Ln,

August 22, 29, 2025

Stacy M. Butterfield

(SEAL) By: A. Nieves

Deputy Clerk

25-01248K

CLERK OF THE COURT

the relief demanded in the Complaint.

property in Polk County, Florida:

25-01260K

Aug. 22, 29; Sept. 5, 12, 2025

TO: James Clifton

302 E Bridgers Ave

further notice.

Plaintiff, v. LEIF E CREAR,

Defendant. STATE OF FLORIDA

To: LEIF E CREAR

of Beginning

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

SECOND 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

SECOND 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

er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

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

Florida Statutes. The written demand

must be filed with the clerk.

--- ACTIONS / SALES ---

POLK COUNTY

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. 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 HOME-OWNERS' 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: ds a lem@raslg.com24-195735 - ErS August 22, 29, 2025 25-01258K

SECOND INSERTION

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

CASE NO. 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., WHETH-ER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN ANY AND ALL UNKNOWN PAR-TIES 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIM-ANTS

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 RE-CORDED IN PLAT BOOK 118, AT PAGE(S) 27 THROUGH 29, OF THE PUBLIC RE-CORDS 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 ŘAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: Accounts Payable@mccalla.comAugust 22, 29, 2025 25-01264K

SECOND 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 LUNSFORD; UNKNOWN SPOUSE OF ASHLEY ANN LUNSFORD: ONEMAIN FINANCIAL GROUP, LLC s/b/m CREDITHRIFT 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. BUTTER-FIELD, 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 FUL-LY 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

SECOND 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative: Jessica Renee Brovles 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: eserve@alfonsohersch.com Secondary: jerrod@alfonsohersch.com August 22, 29, 2025 25-01244K

SECOND INSERTION

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

DIVISION CASE NO. 532025CA002657A000BA

COMPU-LINK CORPORATION,

DBA CELINK, Plaintiff, vs. 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, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-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.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 131 IN THE SUBDIVI-

SION 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 writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 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 25-312476 25-01239K

August 22, 29, 2025

SECOND INSERTION

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.

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, NA-TIONS DIRECT MORTGAGE, LLC, is Plaintiff and GRACE BROWN A/K/A GRACE MARIE BROWN: LAW-RENCE 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 RE-CORDED 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, vou are entitled, at no cost to you, to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrative, 255 N. BroadwayAvenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz. llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasvon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubven 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 SECOND 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. Butterfield, 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 Number 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 electronic 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 person 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 Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Respectfully submitted, 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 efiling@atlaslaw.com Attorneys for Plaintiff August 22, 29, 2025

25-01236K

SECOND 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,

(or 30 days from the first date of publication, 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 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 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

SECOND INSERTION

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

DIVISION CASE NO. 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 foreclosed 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

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.

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

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

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