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

SEPTEMBER 5 - SEPTEMBER 11. 2025

# POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES --

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday. September 17, 2025, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1. or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jane Gaarlandt District Manager September 5, 2025 25-01313K

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 26th 2025 @ 10:00 AM at each individual repair facility. 41101 2016 Jeep VIN#: 1C4RJEAG8GC481041 Repair Facility:

Dodge Chrysler Jeep Ram Fiat of Winter Haven 299 Cypress Gardens Blvd Winter Haven 863-299-1243 Lien Amt \$769.20

September 5, 2025

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of 24/7 Affordable Septic Services, located at 1380 Recker Hwy., in the City of Auburndale, County of Polk, State of FL, 33823, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 1 September, 2025. Michael Scott Mong, Xin Zhang 1380 Recker Hwy. Auburndale, FL 33823 September 5, 2025

25-01321K

FIRST INSERTION

# NOTICE OF FICTITIOUS NAME -

Notice is hereby given that the undersigned, True Heroes Cleaning and More, LLC, desiring to engage in business under the fictitious name of "Zynaptik Business Solutions" located at 233 Washington Palm Loop, Davenport, Polk County, FL 33897, intends to register said name with the Florida Department of State, Division of Corporations, pursuant to section 865.09, Florida Statutes.

Dated this 1st day of September,

True Heroes Cleaning and More, LLC. Owner

September 5, 2025

FIRST INSERTION

NOTICE OF ACTION OF PUBLICATION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. STATE OF FLORIDA Family Law Division Case No: 2025DR005828

SEC. 02 In Re: The Matter Of: AMINTA XIOMARA GRANADOS HERNANDEZ, Petitioner, And VICTOR HUGO MARTINEZ FLORES,

Respondent. VICTOR HUGO MARTINEZ FLORES (last known address) 12130 S. US Hwy 41, Lot 54

Gibsonton, FL (Whereabouts unknown)

YOU ARE NOTIFIED that an action for Petition to Establish a Parenting Plan and Secure Passport Services, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Kevin Fuller, Esquire of The Law Firm of Ayo and Iken, PLC, Respondent's attorney, whose address is 703 W. Bay St., Tampa, FL 33606, on or before SEPTEMBER 26, 2025, and file the original with the Clerk of this Court located at Polk County Courthouse, 255 N. Broadway Ave, Bartow, FL 33830, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition. If you fail to do so, a default may be entered against you for the relief demanded in the Petition

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 08/18/2025

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) By: Shari Reed Deputy Clerk

The Law Firm of Ayo and Iken, PLC, Respondent's attorney, 703 W. Bay St.,

Tampa, FL 33606

Sept. 5, 12, 19, 26, 2025

FIRST INSERTION

25-01317K

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Magic World School located at 1362 Lexington Ave in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 29th day of August, 2025. Ane Bertol

September 5, 2025 25-01320K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Zynaptik Business Solutions located at 233 Washington Palm Loop in the City of Davenport, Polk County, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of September,

True Heroes Cleaning and More LLC

Humberto Rodriguez September 5, 2025

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice Is Hereby Given that Poinciana Medical Center, Inc., 2885 Havendale Blvd, Winter Haven, FL 33881, desiring to engage in business under the fictitious name of HCA Florida Auburndale Emergency, A part of HCA Florida Poinciana Hospital, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

25-01331K September 5, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002334 IN RE: ESTATE OF CHEYENNE VICTORIA PATTEN,

Deceased. The administration of the estate of CHEYENNE VICTORIA PATTEN, deceased, whose date of death was September 14, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Po Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is: September 5, 2025.

CRAIG JOHNSON, JR. Personal Representative 7302 Poplar Grove Trail Greensboro, NC 27410

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@ĥnh-law.com September 5, 12, 2025 25-01318K

**PUBLISH YOUR LEGAL NOTICE** 

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

legal@businessobserverfl.com



FIRST INSERTION

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

PROBATE DIVISION CASE NO. 2025CP002676A000BA IN RE: ESTATE OF MARIE GALDSTAD HASSE A/K/A EUNICE MARIE HASSE,

Deceased.

The administration of the Estate of Marie Galdstad Hasse a/k/a Eunice Marie Hasse, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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

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

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

The date of first publication of this notice is September 5, 2025.

Personal Representative: Karin M. Watts c/o Bennett Jacobs & Adams, P.A.

PO Box 3300, Tampa, FL 33601 Attorney for Personal Representative: Linda Muralt, Esquire FL Bar No. 0031129 Bennett Jacobs & Adams, P.A. PO Box 3300, Tampa, FL 33601 Phone (813) 272-1400 Fax (866) 844-4703 E-Mail: LMURALT@BJA-Law.com

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002789

**Division Probate** 

IN RE: ESTATE OF

JIMMY MORALES

Deceased.

The administration of the estate of

JIMMY MORALES, deceased, whose

date of death was May 20, 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 name

and address of the personal repre-

sentative are: JESSICA MORALES HUFFMON, 516 Nora Road, Wilson,

TX 79381. The name and address of

the personal representative's attorney are set forth below.

other persons having claims or demands against the 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 A DATE THAT IS 3

MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR

30 DAYS AFTER YOU RECEIVE A

All other creditors of the decedent

and other persons who have claims

or demands against the decedent's estate, including unmatured, contin-

gent, or unliquidated claims, must file

their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

COPY OF THIS NOTICE.

All creditors of the decedent and

--- ESTATE ---FIRST INSERTION

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

File No. 532025CP002267A000BA Division 14 IN RE: ESTATE OF CARIDAD ROSA VALDES Deceased.

The administration of the estate of Caridad Rosa Valdes, deceased, whose date of death was March 23, 2025, 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. 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 September 5, 2025.

Personal Representative: Roberto Alexander Gutierrez 839 Golden Rule Court N Lakeland, Florida 33803

Attorney for Personal Representative: Rodolfo Suarez Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawyers.com

A personal representative or curator

has no duty to discover whether any

property held at the time of the de-cedent's death by the decedent or the

decedent's surviving spouse is property

to which the Florida Uniform Dispo-

sition of Community Property Rights

at Death Act as described in Florida

Statutes Sections 732.216-732.228, applies, or may apply, unless a writ-

ten demand is made by a creditor as

specified under Florida Statutes Sec-

ALL CLAIMS NOT FILED WITH-

IN THE 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

The date of first publication of this notice is: September 5, 2025.

DATE OF DEATH IS BARRED.

/s/ James M. Flick

Florida Bar Number: 91075

3700 S Conway Rd, Ste 212

Telephone: (407) 745-0609

james@thefloridalawvers.com

kflick@thefloridalawyers.com

service@thefloridalawyers.com

Attorneys for Personal Representative

25-01319K

christian@thefloridalawyers.com

Florida Bar Number: 1010347

James M. Flick

Christian Bonta

WALKER | FLICK

Orlando, FL 32812

Secondary E-Mails:

September 5, 12, 2025

Primary E-Mail:

NOTWITHSTANDING THE TIME

tion 732.2211.

BARRED

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 25CP-2867 IN RE: ESTATE OF George Bruce Merritt Jr., a/k/a George Bruce Merritt deceased.

The administration of the estate of George Bruce Merritt Jr., a/k/a George Bruce Merritt, deceased, Case Number 25CP-2867, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow. Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 5, 2025.

Amanda Michelle Mattis **Personal Representative** Address: 9238 Zuni Court,

New Port Richey, FL 34655 MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative September 5, 12, 2025

# **OFFICIAL** COURTHOUSE **WEBSITES**

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.org

**COLLIER COUNTY** 

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY

**POLK COUNTY** 

mypinellasclerk.gov

polkcountyclerk.net

**ORANGE COUNTY** 

myorangeclerk.com

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FIRST INSERTION

### NOTICE FOR PUBLICATION NOTICE OF ACTION CONSTRUCTIVE SERVICE **PROPERTY**

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT OF  ${\tt FLORIDA, IN\,AND\,FOR}$ POLK COUNTY CIVIL ACTION NO: 532024CA004072000000 Civil Division

WHISPERING TRAILS HOMEOWNERS ASSOCIATON OF WINTER HAVEN, INC., a Florida non-profit Corporation, Plaintiff, vs.

LAQUANIA HAWTHORNE; UNKNOWN SPOUSE OF LAQUANIA HAWTHORNE, et al, Defendant(s),

TO: LAQUANIA HAWTHORNE LAST KNOWN ADDRESS: 3190 WHISPERING TRAILS AVE, WINTER HAVEN, FL 33884

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in POLK County, Florida:

WHISPERING 262, TRAILS PHASE 2, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 49, 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 FLORI-DA COMMUNITY LAW GROUP, P.L. Attorney for WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC., whose ad-

dress is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before 10-6-25, (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 Business Observer for Polk County (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 27 day of August, 2025.

STACY M BUTTERFIELD As Clerk, Circuit Court POLK County, Florida (SEAL) By: Ashley Saunders 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

 $25-01310 \mathrm{K}$ September 5, 12, 2025

### FIRST INSERTION

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

Case No. 532025CA001372A000BA Freedom Mortgage Corporation, Plaintiff, vs. Stanley Lemaster Jr. a/k/a

Stanley Lemaster, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA001372A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Stanley Lemaster Jr. a/k/a Stanley Lemaster; Swizek Enterprises Inc. d/b/a Servpro

of South Bend, N.E.; Stephanie Lynn Lemaster a/k/a Stephanie L. Lemaster a/k/a Stephanie Lemaster are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 7th day of October. 2025, the following described property as set forth in said Final Judgment, to

BEGIN AT THE SE CORNER OF THE N/E 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SEC-TION 33, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, RUN NORTH 420 FEET FOR THE POINT OF BEGIN-NING, RUN THENCE WEST 210 FEET, NORTH 210 FEET TO SOUTH LINE OF MT. TA-

BOR ROAD RIGHT-OF-WAY, THENCE EAST ALONG SAID RIGHT-OF-WAY 210 FEET, THENCE SOUTH 210 FEET TO THE POINT OF BEGIN-NING; LESS THE SOUTH 72 FEET THEREOF AND LESS THE MAINTAINED RIGHT-OF-WAY FOR COOGLE ROAD. TAX ID:

 $23\hbox{-}27\hbox{-}33\hbox{-}000000\hbox{-}014029$ Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 28th day of August, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 Case No. 532025CA001372A000BA File # 25-F01021

September 5, 12, 2025

### FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 53-2023-CA-006411 Division 07

NEXBANK UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES. LIENORS, CREDITORS AND TRUSTEES OF ANNA WILLEY A/K/A ANNA MAY WILLEY, DECEASED, TAMARA KIRKMAN A/K/A TAMARA LYNN KIRKMAN A/K/A TAMARA L KIRKMAN, AS KNOWN HEIR OF ANNA WILLEY A/K/A ANNA MAY WILLEY, DECEASED, STATE OF FLORIDA, DEPARTMENT OF REVENUE, POLK COUNTY CLERK OF COURTS, UNKNOWN SPOUSE OF TAMARA KIRKMAN A/K/A TAMARA LYNN KIRKMAN A/K/A TAMARA L KIRKMAN, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 21, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 58 OF OAK RIDGE ESTATES, PHASE IX, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 15,

PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 1300 OLD

25-01309K

STOKES RD, FROSTPROOF, FL 33843; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on OCTO-BER 7, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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 hearing or voice impaired, call 711.

Dated: August 28, 2025 By: /s/ Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 25-01307K September 5, 12, 2025

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

FOR POLK COUNTY, FLORIDA

CASE NO.: 532024CA002146000000 CASE NO.: 2025CA-002428-000 U.S. BANK NATIONAL ASSOCIATION, LLACG COMMUNITY INVESTMENT FUND, Plaintiff, v. Plaintiff, vs.

ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST DOROTHY RICHARDSON, DECEASED; et al. Defendant(s).

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT IN AND

To the following Defendant(s): LINDA CHRISTIE DOERING (Last Known Address: 185 COUNTY ROAD 80 APT 64 CORDOVA, NM 87523)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 197, OF LAKESIDE HILLS ESTATES, PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGE 35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1007 CASSANDRA LN,  $LAKELAND,\,FL\,33809$ 

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 9/17/2025, a date which is within thirty (30) days after the first publication of this Notice 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.

This notice is provided pursuant to Administrative Order No. 2010-08

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 11th day of Aug, 2025. STACY M. BUTTERFIELD As Clerk of the Court (SEAL) By: A. Nieves As Deputy Clerk

Ghidotti | Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161

September 5, 12, 2025 25-01316K

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO 2023CA004754000000

PHH MORTGAGE CORPORATION,

THE UNKNOWN HEIRS.

GRANTEES, ASSIGNEES,

BENEFICIARIES, DEVISEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

IN THE ESTATE OF VINCENT

SCOTTMAN A/K/A VINCENT L.

SCOTTMAN, DECEASED, et al.

**Defendant**(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated July 22, 2025, and entered in

2023CA004754000000 of the Circuit

Court of the TENTH Judicial Cir-

cuit in and for Polk County, Florida, wherein FREEDOM MORTGAGE

CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFI-

CIARIES, DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTER-

EST IN THE ESTATE OF VINCENT

SCOTTMAN A/K/A VINCENT L. SCOTTMAN, DECEASED; CITY

OF LAKELAND, FLORIDA; EDITH

WYNETTE CLARKE A/K/A EDITH CLARKE 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 23, 2025, the following described property as set forth in said

THE NORTH 1/2 OF THE SOUTH 133.34 FEET OF THE

WEST 1/2 OF LOT 7, CAPT.

W. B. BONACKER'S SUBDIVI-

Final Judgment, to wit:

WHO MAY CLAIM AN INTEREST

### FIRST INSERTION

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHIRLEY ANN COLSON A/K/A SHIRLEY ANN FOSBENDER, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF SHIRLEY ANN COLSON A/K/A SHIRLEY ANN FOSBENDER 745 MARION PL, BARTOW, FL 33830

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

lowing described property: LOT 8, BLOCK 4, AZALEA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, 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, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 10/3/2025, 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 com-

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 26, 2025. STACY M. BUTTERFIELD, CPA

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

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-02319

September 5, 12, 2025 25-01326K

SION. ACCORDING TO THE

MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK

1, PAGE 57, OF THE PUBLIC RECORDS OF POLK COUN-

EXCEPT THE EAST 15 FEET

Property Address: 1208 JEWEL

AVE, LAKELAND, FL 33805 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,

IMPORTANT

AMERICANS WITH DISABILITIES

ACT. If you are a person with a disability who needs any accommodation

in order to participate in this proceed-

ing, 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 sched-

uled court appearance, or immediately upon receiving this notification if the

time before the scheduled appearance

is less than 7 days; if you are hearing or voice impaired, call 711.

ROBERTSON, ANSCHUTZ.

Attorney for Plaintiff 6409 Congress Ave., Suite 100

Service Email: flmail@raslg.com

25-01323K

SCHNEID, CRANE

& PARTNERS, PLLC

Boca Raton, FL 33487

By: \S\Danielle Salem

Danielle Salem, Esquire

Communication Email:

September 5, 12, 2025

dsalem@raslg.com

23-114723 - MaM

Florida Bar No. 0058248

Telephone: 561-241-6901 Facsimile: 561-997-6909

Dated this 2 day of September, 2025.

THEREOF.

Section 45.031.

FLORIDA, LESS AND

FIRST INSERTION

--- ACTIONS / SALES---

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

FIRST INSERTION

CASE NO.: 2025CA002270A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CHRISTINA ZAMORA, et al.,

Defendants. TO: CHRISTINA ZAMORA 407 LIME ST SE, FORT MEADE, FL 33841

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

lowing described property: THE SOUTH 1/2 OF LOTS 7, 8 AND 9, LESS AND EXCEPT THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 7, ARNOLD'S SUB-DIVISION OF BLOCK 1 OF C.W. ROCKNER'S ADDITION TO FORT MEADE, A SUBDI-VISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, IN SECTION 27, TOWNSHIP 31 SOUTH, RANGE 25 EAST, 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, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 10/6/2025, 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 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 27, 2025. STACY M. BUTTERFIELD, CPA

As Clerk of the Court (SEAL) By Ruthy Pacheco As Deputy Clerk De Cubas & Lewis, P.A.,

Attorney for Plaintiff, PO BOX 5026 FORT LAUDERDALE, FL 33310 25-01637

September 5, 12, 2025

# **OFFICIAL** COURTHOUSE **WEBSITES**

MANATEE COUNTY

manateeclerk.com

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sarasotaclerk.com

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**COLLIER COUNTY** collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY

**POLK COUNTY** 

myorangeclerk.com

### FIRST INSERTION

NOTICE OF SALE **UNDER F.S. CHAPTER 45** IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CC007286 SERENO HOMEOWNERS

ASSOCIATION INC., a Florida Not-For-Profit Corporation, Plaintiff, v.

FUNDADOR ZELAYA-PEREZ; LUZ MARIA MONROY RAMIREZ & ANY UNKNOWN PERSON(S) IN POSSESSION,

Defendants.

Notice is given that under a Final Summary Judgment dated July 16, 2025, and in Case No. 2024CC007286 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which SERENO HOMEOWNERS ASSOCIATION INC., the Plaintiff and LUZ MARIA MONROY RAMIREZ the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose. com, at 10:00am on September 23, 2025, the following described property set forth in the Final Summary Judgment:

Lot 298, Sereno Phase Two, according to the pla as recorded in Plat Book 166, Pages 41 through 43 of the Public Records of Polk County, Florida

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

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

WITNESS my hand this 27th day of August 2025. By: /s/ Karen J. Wonsetler Karen J. Wonsetler, Esq. Florida Bar No. 140929 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803

Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843Attorney for Plaintiff September 5, 12, 2025 25-01308K

Primary E-Mail for service:

FIRST INSERTION

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

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CC-007085-0000-00 THE RIDGE AT SWAN LAKE

HOMEOWNERS ASSOCIATION, ĪNC., Plaintiff, vs.

FRANCISCO MARRERO, et al., Defendant(s).

Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated 7/13/2025, in Case No.: 2023CC-007085-0000-00 of the County Court in and for Polk County, Florida, wherein THE RIDGE AT SWAN LAKE HOMEOWNERS AS-SOCIATION, INC., is the Plaintiff and FRANCISCO MARRERO, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www. polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 9/26/2025, the following described property set forth in the Final Judg-

ment of Foreclosure:
Lot 61, THE RIDGE AT SWAN LAKE, according to the map or plat thereof, recorded in Plat Book 146, Pages 38 through 40, inclusive, Public Records of Polk County, Florida.

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

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

impaired, call 711. DATED: September 2, 2025 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 September 5, 12, 2025 25-01324K

# mypinellasclerk.gov

polkcountyclerk.net

ORANGE COUNTY

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

### FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK, CIVIL DIVISION CASE NO.: 53-2024-CA-000544 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

JANICE OCENOSAK,

**Defendants.**NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Order On Plaintiff's Motion To Direct The Clerk Of Court To Reinstate Case To Active Status And To Reset Foreclosure Sale entered on August 27, 2025, and the Summary Final Judgment of Foreclosure entered on August 30, 2024 in Case No. 53-2024-CA-000544 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREE-DOM MORTGAGE CORPORATION is Plaintiff, and JANICE OCENOSAK. SECRETARY OF THE U.S. DEPART-MENT OF HOUSING AND URBAN DEVELOPMENT, GOODLEAP, LLC, RENOVATEOPCO TRUST, HOMEOPCO SUB A TRUST, and AQUA FINANCE, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk. realforeclose.com, on the 13th day of October, 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

THE S 1/2 OF THE W 1/2 OF THE W 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH,

RANGE 27 EAST, LESS AND EXCEPT THE SOUTH 50.00 FEET THEREOF FOR ROAD PURPOSES, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

Also known as 4740 E HIN-SON AVE, HAINES CITY, FL 33844 (the "Property").

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

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

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 2nd day of September

Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467Telephone: 561-507-5252 / Facsimile: 561-342-4842  $\hbox{E-mail: pleadings@sokrem.com}$ Counsel for Plaintiff 25-01327K September 5, 12, 2025

### FIRST INSERTION

POLK COUNTY

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

DIVISION CASE NO. 2025CA000955000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Plaintiff, vs. TRISTEN FAITHE HARRISON, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 25, 2025, and entered in 2025CA000955000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and TRISTEN FAITHE HAR-RISON; EVANS TURKEY CREEK HOMEOWNERS ASSOCIATION, INC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 26, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 26 OF TURKEY CREEK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 96, PAGES 2, 3 AND 4, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THAT PART OF THE WEST HALF (W 1/2) OF EVANS RANCH ROAD (NOW VACATED) AS SHOWN ON THE PLAT OF TURKEY CREEK, ACCORDING TO THE MAP OR PLAT THEREOF DE-SCRIBED IN PLAT BOOK 96, PAGES 2, 3 AND 4, INCLU-SIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ABUTTING SAID LOT 26, TOGETHER WITH AN EASE-

MENT FOR INGRESS AND EGRESS OVER AND ACROSS EVANS RANCH ROAD (NOW VACATED) AS SHOWN ON THE PLAT OF TURKEY CREEK, ACCORDING TO THE MAP OR PLAT THEREOF DE-SCRIBED IN PLAT BOOK 96, PAGES 2, 3 AND 4, INCLU-SIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 15138 EVANS RANCH RD, LAKELAND, FL

33809 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 2 day of September, 2025. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 25-279918 - MaM September 5, 12, 2025 25-01330K



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### FIRST INSERTION

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

DIVISION CASE NO. 2024CA004837000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD SMITH, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 22, 2025, and entered in 2024CA004837000000 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 RCF 2 ACQUISI-TION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, AS-SIGNES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD SMITH, DE-CEASED; KELLY SMITH A/K/A KELLY A. SMITH A/K/A KELLEY SMITH A/K/A KELLEY A. SMITH; CITY OF WINTER HAVEN, FLOR-IDA; JOHN SCOTT TAPLEY; HAR-LAN D. TAPLEY JR; KRISTIE E. TAP-LEY; COLLEEN M. BENNETT A/K/A COLLEEN M. BENNETTE 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 23, 2025, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 15 FEET OF LOT 2, ALL OF LOT 3, AND THE SOUTH 15 FEET OF LOT 4, BLOCK 3 OF MARTHA HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 818 LAKE MARTHA DR NE, WINTER

HAVEN, FL 33881 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

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 2 day of September, 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 Communication Email: dsalem@raslg.com 24-205191 - MaM

### FIRST INSERTION

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

CASE NO. 2023CA006939000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,

Plaintiff, vs. CALLIE J. MORRISON A/K/A CALLIE MORRISON, et al.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 28, 2025, and entered in 2023CA006939000000 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 RCF 2 ACQUISITION TRUST is the Plaintiff and CALLIE J. MORRISON A/K/A CALLIE MORRI-SON; UNKNOWN SPOUSE OF CAL-LIE J. MORRISON A/K/A CALLIE MORRISON 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 25, 2025, the following described property as set forth in said

Final Judgment, to wit:
BEGIN AT THE SOUTH-WEST CORNER OF TRACT 5, RUN NORTH ON THE WEST LINE OF TRACT 5, 137.95 FEET TO THE POINT OF BEGINNING; THENCE EAST 90 DEGREES 112.07 THENCE NORTH 75 FEET, THENCE WEST 112.07 FEET TO THE WEST LINE OF TRACT, THENCE SOUTH 75 FEET TO THE POINT OF

BEGINNING, IN TRACT 5 OF THE REPLAT OF BLOCKS 1
AND 5 OF MAEBERT SUBDIVISION, AN ADDITION
TO THE TOWN OF EAGLE LAKE, FLORIDA, ACCORD-ING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 27, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 830 N 8TH

ST, EAGLE LAKE, FL 33839 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 Stat-

utes, 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 appear-

ance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2 day of September, 2025. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 23-097451 - MaM September 5, 12, 2025 25-01328K



# How much do legal notices cost?

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The public is well-served by notices published in a community newspaper.



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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

# --- ESTATE ---

# SECOND INSERTION

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 Deceased.

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 Ave., Bartow, FL 33830-3912.

The names and addresses of the petitioner and the petitioner'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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

TICE ON THEM.

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. Signed on: 8-8-2025.

Tonda Skinner, Petitioner

Nattaly Gomez, Esq. Attorney for Tonda Skinner Florida Bar Number: 1036183 Patriot Legal Group, E-Mail: mourette@patriotlegal.com25-01284K

10 Bobby Green Plaza, Auburndale, FL 33823 Telephone: 863-332-2114

Secondary E-Mail: Service@patriotlegal.com Nattaly@patriotlegal.com Aug. 29; Sept. 5, 2025

### --- ESTATE ---

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA File No.: 2025-CP-02453

SUBSEQUENT INSERTIONS

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 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.

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

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

### SECOND 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

SECOND INSERTION

### SECOND INSERTION

SECOND 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,

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,

Deceased. 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

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

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

The personal representative has no

attorney are set forth below.

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 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: 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 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawvers.com 25-01295K Aug. 29; Sept. 5, 2025

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,

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

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

/s/ Rachel Brandi Elizabeth Rose

Rachel Brandi Elizabeth Rose

25 Trillium Tree Maggie Valley, North Carolina 28751 Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is August 29, 2025.

AMY L. PHILLIPS

Attorney for Petitioner

Florida Bar No. 91682

Winter Haven, FL 33885

amy@amyphillipspllc.com

Aug. 29; Sept. 5, 2025

P.O. Box 4397

(863) 268-8292

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

Florida Statutes.

NOTICE.

BARRED.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION 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 repre-sentatives' 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 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 Zayas Attorney for Petitioner Florida Bar Number: 1021693 249 Nokomis Avenue S. Venice, Florida 34285 Telephone: 904.327.4111

hector@taxestateplanning.com Aug. 29; Sept. 5, 2025

# We publish all Public sale,

# **Estate & Court-related notices**

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

Florida Uniform Disposition of Community Property Rights at Death Act

ON THEM.

**Email your Legal Notice** legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

25-01273K

floridapublicnotices.com



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

POLK COUNTY

### SECOND INSERTION

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 DISTANCE 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

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

Α

OF 120.83 FEET; THENCE

S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE

RIGHT-OF-

A DISTANCE

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, Defendants.
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 de-

scription, 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- ${\rm CORDS\,BOOK\,7709, PAGE\,539,}$ PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W

NOTICE OF ACTION

IN THE 10th JUDICIAL CIRCUIT

COURT IN AND FOR POLK

COUNTY, FLORIDA

Case No. 25-CA-003062

21ST MORTGAGE CORPORATION,

LLEWELLYN LEWIS WHEELER.

JR.; TARLA SUE WINNER; ANY

UNKNOWN PARTY WHO MAY

GRANTEE, ASSIGNEE, LIENOR,

UNDER OR AGAINST WILLIAM

STRONG; UNKNOWN SPOUSE

OF DARLENE M. STRONG; ANY

UNKNOWN PARTY WHO MAY

GRANTEE, ASSIGNEE, LIENOR,

CREDITOR, TRUSTEE, OR OTHER

UNDER OR AGAINST LAWRENCE

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

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,

Loop W, Lakeland, FL 33810

CLAIM AS HEIR, DEVISEE,

CLAIMANT, BY, THROUGH,

E. LARIMORE; and

Defendant.

and

UNKNOWN TENANT

CREDITOR, TRUSTEE, OR OTHER

CLAIM AS HEIR, DEVISEE,

CLAIMANT, BY, THROUGH,

A. STRONG; DARLENE M.

ALONG SAID EAST LINE A S32°18'43"W A DISTANCE OF DISTANCE OF 633.43 FEET; 75.82 FEET TO THE POINT THENCE S89°38'54"W A DISTANCE OF 617.52 FEET 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 proceed-ing, 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 Aug. 29; Sept. 5, 2025 25-01269K

# interest in the property described in

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

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

CITIMORTGAGE, INC.,

FUND TRUST, et al.

Defendant(s).

RONALD WHICKER AND

OF THE BEACH BLESSINGS

Plaintiff, vs.

CASE No.: 2025CA002656A000BA AMERICAN BRIDGE DEVELOPMENT LLC, Plaintiff, vs. JOSE J. CRESPO, deceased and all others claiming by through or under JOSE J. CRESPO. deceased, ANTONIA RODRIGUEZ

and TROPICANA RESORT CONDOMINIUM ASSOCIATION, INC.,

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

NIA RODRIGUEZ
YOU ARE NOTIFIED that an 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 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

Plaintiff, v.
ALEC ALMONTE; ADAMARY

HERNANDEZ; BETTER EARTH

ELECTRIC FL LLC; UNKNOWN

BENEFICIARIES OF OPENDOOR

PROPERTY TRUST I; UNKNOWN

TRUSTEES OF THE OPENDOOR

LABS INC.; ALL UNKNOWN

BY, THROUGH, UNDER OR

UNKNOWN TENANT #1.

UNKNOWN TENANT #2,

To the following Defendant(s): ADAMARY HERNANDEZ

WINTER HAVEN, FL 33884

(RESIDENCE UNKNOWN)

ALEC ALMONTE

1506 WAMPUM TRL

ORLANDO, FL 32825

201 DURRELL CIRCLE

Defendant.

PROPERTY TRUST I; OPENDOOR

PARTIES CLAIMING INTERESTS

AGAINST A NAMED DEFENDANT

TO THIS ACTION, OR HAVING OR

CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED;

UNKNOWN BENEFICIARIES OF

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

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

**HOW TO** 

**PUBLISH YOUR** 

lowing described property: LOT 153 OF THE UNRECORD-

OPENDOOR PROPERTY TRUST I

SERVICING,

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.

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

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

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

SECOND INSERTION

25-01238K

### S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE SECOND INSERTION

Lakeland, FL 33801

SOUTHERLY

S36°37'40"E

S73°25'13"E

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 BE-ING FURTHER DESCRIBED AS LOTS 15 AND 16 OF TRACT 20 OF UNRECORDED SUNNYDALE 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, 2025 [] 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

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,

before the scheduled appearance is less

the Plaintiff's attorney, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 Aug. 29; Sept. 5, 2025 25-01279K

### SECOND 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 Judgment, to wit:

BEGINNING AT THE SE COR-NER OF SECTION 2, TOWNSHIP 30 SOUTH, RANGE 23EAST, 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. BroadwayAv-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 25-01267K 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, call 711.

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

CALL 941-906-9386 and select the appropriate County

name from the menu option or e-mail legal@businessobserverfl.com

### SECOND INSERTION

the mortgage being foreclosed herein. 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 accommoda-

THIRD INSERTION

tion 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 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

### SECOND 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 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 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: Ashley Piasecki 3042 N. Stewart

Kissimmee, Florida 34746 Attorney for Personal Representative: 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 Aug. 29; Sept. 5, 2025 25-01272K



SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE

Friday Publication

<u>Business</u>

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

POLK COUNTY

### SECOND 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

### SECOND 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

decedent and persons having claims

25-01300K

Aug. 29; Sept. 5, 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. 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 order are:

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

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 NOTWITHSTANDING BARRED. ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS Notice is August 29, 2025

The date of first publication of this

**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.portnov@dentons.com Aug. 29; Sept. 5, 2025

**PUBLISH YOUR** LEGAL NOTICE Call **941-906-9386** and select the appropriate County

name from the menu.

or email Business legal@businessobserverfl.com USERVER



### SECOND 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

### SECOND 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 OTHER CLAIMANTS,

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

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

### SECOND 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

(863) 268-8292

Winter Haven, FL 33885 amy@amyphillipspllc.com Aug. 29; Sept. 5, 2025 25-01301K

### SECOND 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 RECORDED 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 disabil-

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

Dated 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

### SECOND 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

### SECOND 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 CLAIING 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

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

### SECOND 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

### 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. 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, DESCRIBED 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

### SECOND 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

### SECOND 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 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 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

# SECOND INSERTION

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

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

Case No.: 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 #1:

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

UNKNOWN TENANT #2,

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 ESTATES 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. 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 25-01281K

### SECOND INSERTION CONTINUE

ALONG SAID EAST LINE A

DISTANCE OF 633.43 FEET;

THENCE

S89°38'54"W

S00°01'49"W

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

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 A DISTANCE S73°25'13"E 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

25-01270K

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

### SECOND INSERTION

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

CASE NO. 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

# THIRD INSERTION

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION File No. 2025CP0000910000XX IN RE: ESTATE OF LLOYD MELVIN CLIFTON

Deceased. TO: James Clifton 302 E Bridgers Ave

Auburndale, Florida 33823 YOU ARE NOTIFIED that Petition for Subsequent Administration has been filed in this court. You are required if any, on petitioner's attorney, whose name and address are:

Sharifa K. Jarrett, Esq. 2401 E Atlantic Blvd., Suite 400 Pompano Beach, Florida 33062 on or before September 21, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Aug. 22, 29; Sept. 5, 12, 2025 25-01260K



E-mail your Legal Notice legal@businessobserverfl.com

SECOND INSERTION

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

SECOND INSERTION

### SECOND INSERTION

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

2024 CA 002630000000 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

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. 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

### SECOND 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

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

SECOND 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

# 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. 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

### SECOND 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 MEADOWS 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

25-01283K

Florida Community Law Group, P.L.

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

Jared Block, Esq.

# SECOND 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