

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 Lake-side 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 25-01314K

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, 2025.
True Heroes Cleaning and More, LLC.
Owner
September 5, 2025 25-01322K

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.**

TO:
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 Office.

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 25-01317K

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 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, 2025.
True Heroes Cleaning and More LLC
Humberto Rodriguez
September 5, 2025 25-01332K

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.

September 5, 2025 25-01331K

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 WITHIN 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. 732.221, Florida Statutes.

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

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

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

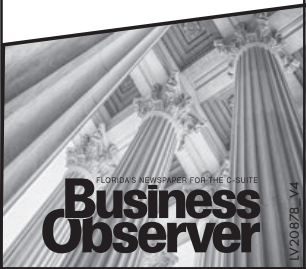
CRAIG JOHNSON, JR.
Personal Representative
7302 Poplar Grove Trail
Greensboro, NC 27410

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

or email
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 forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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.

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. 732.221.

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
September 5, 12, 2025 25-01311K

FIRST INSERTION

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 representative are: JESSICA MORALES HUFFMON, 516 Nora Road, Wilson, TX 79381. The name and address of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 COPY OF THIS NOTICE.

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

--- 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is 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
September 5, 12, 2025 25-01312K

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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.

ALL CLAIMS NOT FILED WITHIN THE 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: September 5, 2025.

/s/ James M. Flick
James M. Flick
Florida Bar Number: 91075
Christian Bonta
Florida Bar Number: 1010347
WALKER | FLICK
3700 S Conway Rd, Ste 212
Orlando, FL 32812
Telephone: (407) 745-0609
Primary E-Mail:
james@thefloridalawyers.com
christian@thefloridalawyers.com
Secondary E-Mails:
kflick@thefloridalawyers.com
service@thefloridalawyers.com
Attorneys for Personal Representative
September 5, 12, 2025 25-01319K

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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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@mwwillison.com
Attorney for Personal Representative
September 5, 12, 2025 25-01325K

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

--- 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 GIVEN 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 FREEDOM MORTGAGE CORPORATION is Plaintiff, and JANICE OCENOSAK, SECRETARY OF THE U.S. DEPARTMENT 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. HINSON 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 after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 2nd day of September 2025.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252 /
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
September 5, 12, 2025 25-01327K

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. 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 HARRISON; 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 DESCRIBED IN PLAT BOOK 96, PAGES 2, 3 AND 4, INCLUSIVE, 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 DESCRIBED IN PLAT BOOK 96, PAGES 2, 3 AND 4, INCLUSIVE, 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

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 ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD SMITH, DECEASED; KELLY SMITH A/K/A KELLY A. SMITH A/K/A KELLEY SMITH A/K/A KELLEY A. SMITH; CITY OF WINTER HAVEN, FLORIDA; JOHN SCOTT TAPLEY; HARLAN D. TAPLEY JR; KRISTIE E. TAPLEY; 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 fol-

lowing 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 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.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-205191 - MaM
September 5, 12, 2025 25-01329K

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.
Defendant(s).
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 ASSOCIATION, 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 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 FEET, 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, ACCORDING TO THE PLAT THEREOF, 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 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
23-097451 - MaM
September 5, 12, 2025 25-01328K

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT **Legals.BusinessObserverFL.com**

To publish your legal notice email: **legal@businessobserverfl.com**



WE ALWAYS SLEEP

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication



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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1W20906_V20

SUBSEQUENT INSERTIONS

--- 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 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.

Signed on: 8-8-2025.

Tonda Skinner, Petitioner
Nattaly Gomez, Esq.
Attorney for Tonda Skinner
Florida Bar Number: 1036183
Patriot Legal Group,
10 Bobby Green Plaza,
Auburndale, FL 33823
Telephone: 863-332-2114
E-Mail: mourette@patriotlegal.com
Secondary E-Mail:
Service@patriotlegal.com
Nattaly@patriotlegal.com
Aug. 29; Sept. 5, 2025 25-01284K

--- 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
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 WITHIN 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 notice.

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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP001216A000BA
Division 14
IN RE: ESTATE OF
MICHAEL FREDERICK RIZZO
Deceased.

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

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

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

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

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

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

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

The date of first publication of this notice is August 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@suarezlawyers.com
Aug. 29; Sept. 5, 2025 25-01295K

SECOND INSERTION

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

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

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

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

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

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

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

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

Personal Representative:
/s/ Rachel Brandi Elizabeth Rose
Rachel Brandi Elizabeth Rose
25 Trillium Tree
Maggie Valley, North Carolina 28751
Attorney for Personal Representative:
AMY L. PHILLIPS
Attorney for Petitioner
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
Aug. 29; Sept. 5, 2025 25-01273K

SECOND INSERTION

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 representatives' attorney are set forth below.

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

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

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

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

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

Personal Representative:
Bishop L. Touns
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
E-Mail:
hector@taxestateplanning.com
Aug. 29; Sept. 5, 2025 25-01285K

SAVE TIME

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

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
hillscclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

PUBLISH YOUR LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ACTIONS / SALES---

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO: 2018-CA-000437</p> <p>AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v.</p> <p>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.</p> <p>TO DEFENDANTS: Betty K Troxell</p> <p>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:</p> <p>COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONUMENT PER CERTIFIED CORNER 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 RECORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W</p>	<p>ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGINNING; 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 THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S00°07'18"W ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTENSION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE</p>

SECOND INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2025CA002463A000BA</p> <p>CITTMORTGAGE, INC., Plaintiff, vs.</p> <p>RONALD WHICKER AND RONALD WHICKER, AS TRUSTEE OF THE BEACH BLESSINGS FUND TRUST, et al. Defendant(s).</p> <p>TO: UNKNOWN BENEFICIARIES OF THE BEACH BLESSINGS FUND TRUST,</p> <p>whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in</p>	<p>the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 12, BLOCK A, LAKE THOMAS WOODS SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 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.</p> <p>If you are a person with a disability who needs any accommoda-</p>

THIRD INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE No.: 2025CA002656A000BA</p> <p>AMERICAN BRIDGE DEVELOPMENT LLC, Plaintiff, vs.</p> <p>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,</p> <p>TO: JOSE J. CRESPO, deceased and all others claiming by through or under JOSE J. CRESPO, deceased and ANTONIA RODRIGUEZ, and all others claiming by through or under ANTONIA RODRIGUEZ</p> <p>YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:</p> <p>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.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any,</p>	<p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 11 day of August 2025.</p> <p>Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: A. Nieves As Deputy Clerk</p> <p>J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 Aug. 22, 29; Sept. 5, 12, 2025 25-01238K</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO. 2023CA004806000000</p> <p>NATIONSTAR MORTGAGE LLC, Plaintiff, vs.</p> <p>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</p> <p>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 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, are defendants. Stacy M. Butterfield,</p>	<p>Lakeland, FL 33801</p> <p>Notice is hereby given 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 and ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST LAWRENCE E. LARIMORE that an action of foreclosure on the following property in POLK County, Florida:</p> <p>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 BEGINNING; 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 BEGINNING; SAID PARCEL BEING FURTHER DESCRIBED AS LOTS 15 AND 16 OF TRACT 20 OF UNRECORDED SUNNYDALE FARMS. THIS DESCRIPTION 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 JACOBSSEN 31X64 MODEL MANUFACTURED HOME, BEAR-</p>

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE No.: 2025CA001263A000BA</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.</p> <p>ALEC ALMONTE; ADAMARY HERNANDEZ; BETTER EARTH ELECTRIC FL LLC; UNKNOWN BENEFICIARIES OF OPENDOOR PROPERTY TRUST I; UNKNOWN TRUSTEES OF THE OPENDOOR PROPERTY TRUST I; OPENDOOR LABS INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.</p> <p>To the following Defendant(s): ADAMARY HERNANDEZ 201 DURRELL CIRCLE WINTER HAVEN, FL 33884 UNKNOWN BENEFICIARIES OF OPENDOOR PROPERTY TRUST I (RESIDENCE UNKNOWN) ALEC ALMONTE 1506 WAMPUM TRL ORLANDO, FL 32825</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 153 OF THE UNRECORDED 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</p>	<p>OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. a/k/a 201 Durrell Cir, Winter Haven, FL 33884</p> <p>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.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 25th day of August, 2025.</p> <p>Stacy M. Butterfield As Clerk of the Court (SEAL) By A. Nieves As Deputy Clerk</p> <p>Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 Aug. 29; Sept. 5, 2025 25-01298K</p>

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

IV 10184

SAVE TIME



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

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

FLORIDA'S NEWSPAPER FOR THE 6-SUBS

Business Observer

--- ACTIONS / SALES / ESTATE ---

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 THEREOF, 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 action to foreclose a lien on the following property in POLK COUNTY, Florida:

Lot 286, William's Preserve Phase II-B, according to the map or plat thereof, as recorded in Plat Book 167, Page(s) 48 through 52, inclusive, of the Public Records of Polk County, Florida.

Property Address: 639 Samuel Place, Davenport, FL 33837

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

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

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

WITNESS my hand and the seal of said Court on the day of AUG 26, 2025.

Stacy M. Butterfield

CLERK OF THE COURT (SEAL) By: Ruthy Pacheco

Deputy Clerk

Lisa Acharekar, Esq.,

Martell & Ozim, P.A.,

213 S. Dillard Street, Suite 210,

Winter Garden, FL 34787

Aug. 29; Sept. 5, 2025

25-01300K

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 WALTER 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:

Name Address

Beneficiaries:

Carolyn Lundgren

22 A Norman Drive

Derry, NH 03038

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the

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

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

Person Giving Notice:

CAROLYN LUNDGREN

22 A Norman Drive

Derry, NH 03038

Attorney for Person Giving Notice:

JUAN D. BENDECK, ESQ

Attorney for Petitioner

Florida Bar No. 78298

Dentons Cohen & Grigsby, P.C.

9110 Strada Place,

Suite 6200

Naples, FL 34108

Telephone: 239-390-1901

Email: juan.bendeck@dentons.com

Secondary Email:

rayvalle@dentons.com

Tertiary Email:

wanda.portnoy@dentons.com

Aug. 29; Sept. 5, 2025

25-01289K

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.

The 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Co-Personal Representatives:

Signed by:

Kevin Harris

78C13A941

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

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, et al., Defendants.

TO: 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

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

LOT 12, INDIAN BLUFFS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 32, 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

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

Aug. 29; Sept. 5, 2025

25-01304K

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:

/s/Lucinda Owens

Lucinda Owens, Personal Rep.

135 Dancing Trees Trail

Morganton, Georgia 30560

Attorney for Personal Representative:

/s/Amy L. Phillips

AMY L. PHILLIPS

Attorney for the

Personal Representative

Florida Bar No. 91682

P.O. Box 4397

Winter Haven, FL 33885

(863) 268-8292

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 2023CA0066860000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and DIKENEL JEAN; NADINE NAPOLEAN; TERRALARGO COMMUNITY ASSOCIATION, 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 AQUILLA DR, LAKELAND, FL 33810

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

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

Dated this 25 day of August, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@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

25-01296K

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, et al., Defendants.

TO: 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

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

LOT 12, INDIAN BLUFFS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 32, 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, 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 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, 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 ADMINISTRATION (SBA), 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 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; 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, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE 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 ¼ OF LOT 175, WAHNETA FARMS SUBDIVISION, 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 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 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

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

12/20/25 9:48 AM

--- ACTIONS / SALES---

SECOND INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL 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:</p> <p>LOT 4, BLOCK 2, POLO PARK PHASE 1-A, ACCORDING TO THE PLAT THEREOF AS RECORDED 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 FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS: A 1987 VICTORY HOMES DOUBLEWIDE MOBILE HOME BEARING IDENTIFICATION NUMBERS FL100685A AND</p>	<p>FL100685B AND TITLE NUMBERS 43547959 AND 43547955 SAID MOBILE HOME TITLES HAVE BEEN RETIRED AND CANCELLED AS EVIDENCED BY THE RETIRE TITLE AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 9979, PAGE 2147, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 127 KENSINGTON PARK DR, DAVENPORT, FL 33897-9776 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</p>	
	25-01276K	

SECOND INSERTION		
<p>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, LAKE LAND, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 15 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 14; RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 14 TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY 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</p>	<p>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 publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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: AccountsPayable@mccalla.com 25-11763FL Aug. 29; Sept. 5, 2025</p>	
	25-01282K	

SECOND INSERTION		
<p>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 Gleggarry 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-</p>	<p>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 office. 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 Gleggarry Rd., Jacksonville, FL 32207 Aug. 29; Sept. 5, 12, 19, 2025</p>	
	25-01292K	

SECOND INSERTION		
<p>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, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES LEAMY, DECEASED; SUNNOVA SLA MANAGEMENT LLC; THE CLERK OF THE 10TH JUDICIAL CIRCUIT FOR POLK COUNTY, FLORIDA; ESD HOME SOLUTIONS LLC; JARED YAGMIN; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s), To the following Defendant(s):</p>	<p>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES LEAMY, DECEASED (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 SUBDIVISION, 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</p>	

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA 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; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): JOMAR CARRION (LAST KNOWN ADDRESS: 3807 WHITE OAK COURT LAKE WALES FL 33898) and UNKNOWN SPOUSE OF JOMAR CARRION (LAST KNOWN ADDRESS: 3807 WHITE OAK COURT LAKE WALES FL 33898) and UNKNOWN TENANT #1 3807 WHITE OAK CT LAKE WALES, FL 33898 and UNKNOWN TENANT #2 3807 WHITE OAK CT LAKE WALES, FL 33898 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-</p>	<p>lowing 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 EXCEPT: BEGIN AT THE NORTHWEST 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, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 65 PAGES 10 AND 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 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-</p>	

SECOND INSERTION		
<p>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 Trust 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 MONUMENT PER CERTIFIED CORNER 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 RECORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE</p>	<p>S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGINNING; 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 SOUTHEAST ¼ OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTENSION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE</p>	

SECOND INSERTION		
<p>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 14 day of Aug. 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By /s/ Tamika Joiner As Deputy Clerk</p>	<p>Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 Aug. 29; Sept. 5, 2025</p>	
	25-01280K	

SECOND INSERTION		
<p>ERLY HAVING A RADIUS OF 50 FEET THROUGH A CENTRAL ANGLE OF 29° 25' 16", AN ARC DISTANCE OF 25.68 FEET TO THE POINT OF BEGINNING 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</p>	<p>Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 Aug. 29; Sept. 5, 2025</p>	
	25-01281K	

SECOND INSERTION		
<p>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@vblvw.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</p>	<p>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@vblvw.com Aug. 29; Sept. 5, 2025</p>	
	25-01270K	

SECOND INSERTION		
<p>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:</p> <p>LOT 1, BLOCK B AS SHOWN ON THE PLAT ENTITLED "LAKES AT LUCERNE PARK, PHASE FOUR" AND RECORDED 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: August 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@fldcg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 Aug. 29; Sept. 5, 2025</p>	<p>25-01277K</p>	

THIRD INSERTION		
<p>NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP0000910000XX IN RE: ESTATE OF LLOYD MELVIN CLIFTON Deceased. TO: James Clifton 302 E Bridgers Ave Auburndale, Florida 33823 YOU ARE NOTIFIED that Petition for Subsequent Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Sharifa K. Jarrett, Esq. 2401 E Atlantic Blvd., Suite 400 Pompano Beach, Florida 33062 on or before September 21, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Aug. 22, 29; Sept. 5, 12, 2025</p>	<p>25-01260K</p>	



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

LV10236

--- ACTIONS / SALES---

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 SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B is the Plaintiff, and CHRISTOPHER FRANKLIN, CITY OF LAKELAND, A FLORIDA MUNICIPAL CORPORATION, ROBERT W. BARFIELD, D/B/A PEST STOP PEST MANAGEMENT, INC. and UNKNOWN TENANT #1 N/K/A BETTINA DIXON are the Defendants.
The Clerk of the Court, STACY BUTTERFIELD, 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 Foreclosure, to wit:

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.: 2024CA002630000000 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-2 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-2, Plaintiff, vs. VERONICA BRUNSON A/K/A VERONICA DENISE FIELDS F/K/A VERONICA FIELDS; UNKNOWN SPOUSE OF VERONICA BRUNSON A/K/A VERONICA DENISE BRUNSON F/K/A VERONICA FIELDS, Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated July 22, 2025, and entered in Case No. 2024CA002630000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein Deutsche Bank Trust Company Americas, As Indenture Trustee For The Registered Holders Of Saxon Asset Securities Trust 2005-2 Mortgage Loan Asset Backed Notes, Series 2005-2, is Plaintiff and Veronica Brunson a/k/a Veronica 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 auction 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:

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

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 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 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 25-01265K

LOT 93, OF ORANGEWOOD COMMUNITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 1678 Blossom Circle West, Lakeland, Florida 33805
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a 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: 8/21/2025
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 24-400203
Aug. 29; Sept. 5, 2025 25-01268K

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, Deviseses, 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, Deviseses, 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 CASA CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 1083, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1.38% INTEREST IN AND TO ALL THE COMMON ELEMENTS OF THE CONDOMINIUM AND TO THAT CERTAIN PARCEL OR PARCELS OF LAND DESCRIBED AS PARCEL 1, AS EXEMPLIFIED, REFERRED TO AND SET FORTH IN

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 ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE 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 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 JUDICIAL 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 BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 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 LANDINGS 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

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, Plaintiff, v. 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
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 to serve a copy on 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, 2025.
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 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; UNKNOWN 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, ACCORDING 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 FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for HIGHLAND MEADOWS 3 HOMEOWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before September 25, 2025, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.
This notice shall be published once a week for two consecutive weeks in The Polk County Business Observer (Newspaper)
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of said court at POLK County, Florida on this 19 day of August, 2025.
STACY M BUTTERFIELD
As Clerk, Circuit Court
POLK County, Florida
(SEAL) By: A. Nieves
As Deputy Clerk
Florida Community Law Group, P.L.
Jared Block, Esq.
P.O. Box 292965
Davie, FL 33329-2965
Phone: (954) 372-5298
Fax: (866) 424-5348
Email: jared@fclg.com
Fla Bar No.: 90297
Aug. 29; Sept. 5, 2025 25-01283K