

POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION
FICTITIOUS NAME NOTICE
This notice is hereby given that Higher Frequency Coaching, Inc., owner, is desiring to engage in business under the fictitious names of Focal Point Coaching in Polk Co., Florida, intends to register the said name with the division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 12, 2025 25-01345K

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that Carlos Perez, desiring to engage in business under the fictitious name of C & S Properties 1 LLC located at 533 Sea Turtle LN, Haines City, FL 33844 intends to register the said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 12, 2025 25-01346K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 10/02/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2002 SKYL mobile home bearing vehicle identification numbers 9P610447PA and 9P610447PB and all personal items located inside the mobile home. Last Tenant: Frederick S. Hilchey and Kathleen A. Hilchey. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.
September 12, 19, 2025 25-01343K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2443
IN RE: ESTATE OF KAREN FAULKNER, Deceased.
The administration of the estate of KAREN FAULKNER, 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, 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 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 12, 2025.
Personal Representative:
HEATHER MEADOWS
Personal Representative
50 Tower Manor Drive
Auburndale, FL 33823
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: jrvera@hnh-law.com
September 12, 19, 2025 25-01341K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP002724A000BA
Division 14
IN RE: ESTATE OF DEBORAH KAX BUTLER Deceased.

The administration of the estate of Deborah Kay Butler, deceased, whose date of death was May 9, 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,

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 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 09/12/2025.
Personal Representative:
Regina Lynette Natale
2411 Larkin Ave.
Savannah, Georgia 31404
Attorney for Personal Representative:
By: /s/ Adam Pollack
Adam L. Pollack
Attorney for Personal Representative
Florida Bar No. 86142
933 Lee Road, Ste 350
Orlando, FL 32810
Tel. (407) 834-5297
Fax (407) 834-1841
E-Mail: adam.pollack@orl-law.com
2nd E-Mail: pamela.hawkins@orl-law.com
September 12, 19, 2025 25-01358K

FIRST INSERTION
Notice to Creditors
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2025-CP-002545
IN RE: ESTATE OF TERESA LYNN GREEN, Deceased.

The administration of the estate of Teresa Lynn Green, deceased, whose date of death was May 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. 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, 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 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 09/12/2025.
Personal Representative:
Regina Lynette Natale
2411 Larkin Ave.
Savannah, Georgia 31404
Attorney for Personal Representative:
By: /s/ Adam Pollack
Adam L. Pollack
Attorney for Personal Representative
Florida Bar No. 86142
933 Lee Road, Ste 350
Orlando, FL 32810
Tel. (407) 834-5297
Fax (407) 834-1841
E-Mail: adam.pollack@orl-law.com
2nd E-Mail: pamela.hawkins@orl-law.com
September 12, 19, 2025 25-01358K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO. 532025CP002305A000BA
IN RE: Estate of JOSEPH RODRIGUEZ, Deceased.
The administration of the estate of Joseph Rodriguez, deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
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,

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 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 12, 2025.
Personal Representative:
/s/ Lauren Hisey
Lauren Hisey
2241 Jep Wheeler Road
Woodstock, Georgia 30188
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
September 12, 19, 2025 25-01359K

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 12, 2025.
Personal Representative:
Tyler Jacob Butler
4612 Old Highway 37
Lakeland, Florida 33813
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 12, 19, 2025 25-01360K

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 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 09/12/2025.
Personal Representative:
Regina Lynette Natale
2411 Larkin Ave.
Savannah, Georgia 31404
Attorney for Personal Representative:
By: /s/ Adam Pollack
Adam L. Pollack
Attorney for Personal Representative
Florida Bar No. 86142
933 Lee Road, Ste 350
Orlando, FL 32810
Tel. (407) 834-5297
Fax (407) 834-1841
E-Mail: adam.pollack@orl-law.com
2nd E-Mail: pamela.hawkins@orl-law.com
September 12, 19, 2025 25-01358K

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 12, 2025.
Personal Representative:
/s/ Lauren Hisey
Lauren Hisey
2241 Jep Wheeler Road
Woodstock, Georgia 30188
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
September 12, 19, 2025 25-01359K

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 12, 2025.
Personal Representative:
/s/ Lauren Hisey
Lauren Hisey
2241 Jep Wheeler Road
Woodstock, Georgia 30188
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
September 12, 19, 2025 25-01359K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of DENISE MARTELL will, on September 24, 2025, at 10:00 a.m., at 66 Temple Circle, Lot #66, Winter Haven, Polk County, Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1968 FLAI MOBILE HOME, VIN: 6012TCKR11150, TITLE NO.: 0003108889 and all other personal property located therein
PREPARED BY: J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#31021-423)
September 12, 19, 2025 25-01344K

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 Velocity Safety Advisors located at 2725 S. Combee Road in the City of Lakeland, Polk County, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of September, 2025.
Aim Strategic Group, LLC
Randa Payne
September 12, 2025 25-01361K

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 532025CA002341A000BA
Pentagon Federal Credit Union Plaintiff, vs.
Lisa Vonderlea Witherspoon Green; Unknown Spouse of Lisa Vonderlea Witherspoon Green; Calabay Parc at Tower Lake Homeowners Association, Inc.; Pentagon Federal Credit Union Defendants.
TO: Lisa Vonderlea Witherspoon Green and Unknown Spouse of Lisa Vonderlea Witherspoon Green
Last Known Address: 174 Minniehaha Cir, Haines City, FL 33844
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
LOT 242, CALABAY PARC AT TOWN LAKE PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 136, PAGE 45, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before September 15, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED on August 8, 2025.
Stacy M. Butterfield
As Clerk of the Court (SEAL) By A. Nieves
As Deputy Clerk

Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, File # 25-F01060
September 12, 19, 2025 25-01363K

FIRST INSERTION
Notice of Meetings Fiscal Year 2025/2026
Leomas Landing Community Development District
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Leomas Landing Community Development District shall be held at 12:00 p.m. at the Holiday Inn Express North I-4 located at 4500 Lakeland Park Drive, Lakeland, Florida 33809. The meeting dates are as follows:
October 20, 2025
November 17, 2025
December 15, 2025
January 19, 2026
February 16, 2026
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.
There may be occasions when one or more supervisors will participate by telephone or other remote device.
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.
Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Kai, District Management
September 12, 2025 25-01365K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of LISA ANN REGAN will, on September 24, 2025, at 10:00 a.m., at 245 Carl Avenue, Lot #245, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1973 MERC MOBILE HOME, VIN: 03611302H, TITLE NO.: 0011171113 and all other personal property located therein
PREPARED BY: J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#31021-1595)
September 12, 19, 2025 25-01366K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 09/26/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 BALT mobile home bearing vehicle identification number BS1133Z and all personal items located inside the mobile home. Last Tenant: Charles Edward Smith and Donna Gail Smith. Sale to be held at: Timber Village MHC, 15130 Timber Village Road, Groveland, Florida 34736, 352-429-4416.
September 12, 19, 2025 25-01369K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 09/26/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 HOLL mobile home bearing vehicle identification number 6012746 and all personal items located inside the mobile home. Last Tenant: All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of Lawrence Alan Stephens, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of Jessie Crumley Mott, and Unknown Party or Parties in Possession. Sale to be held at: Timber Village MHC, 15130 Timber Village Road, Groveland, Florida 34736, 352-429-4416.
September 12, 19, 2025 25-01370K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 09/26/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 HOLL mobile home bearing vehicle identification number 6012746 and all personal items located inside the mobile home. Last Tenant: All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of Jessie Crumley Mott, and Unknown Party or Parties in Possession. Sale to be held at: Timber Village MHC, 15130 Timber Village Road, Groveland, Florida 34736, 352-429-4416.
September 12, 19, 2025 25-01370K

FIRST INSERTION
NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025 CA 003592

In re: JIM BENDER, INC., D/B/A BENDER TRANSPORTATION, Assignor, to LARRY S. HYMAN, Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about September 9, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by JIM BENDER, INC., D/B/A BENDER TRANSPORTATION, Assignor, with its principal place of business at 6790 New Tampa Hwy, Lakeland, FL 33815, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Polk County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before January 7, 2026.
Sept. 12, 19, 26; Oct. 3, 2025

25-01367K

FIRST INSERTION
CLEAR SPRINGS STEWARDSHIP DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Clear Springs Stewardship District ("District") will hold a public hearing and regular meeting as follows:
DATE: September 29, 2025
TIME: 1:00 PM
LOCATION: 6105 Spirit Lake Road
Winter Haven, Florida 33880

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, , Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 5174-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://clearspringstewardshipdistrict.com.

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager
September 12, 19, 2025 25-01368K

--- ESTATE / SALES ---		
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. 2024CA004391000000 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. DAVID SHEPARD JR. AND DWAYNE STEVEN HENRY, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 13, 2025, and entered in 2024CA004391000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, where- in MORTGAGE ASSETS MANAGE- MENT, LLC is the Plaintiff and DAVID SHEPARD JR.; DWAYNE STEVEN HENRY; UNKNOWN SPOUSE OF DAVID SHEPARD JR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOP- MENT 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 29, 2025, the following de- scribed property as set forth in said Final Judgment, to wit: LOT 19, BLOCK 2, FRESCO PARK, ACCORDING TO THE PLAT THEREOF AS RE- CORDED IN PLAT BOOK 33, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUN-	TY, FLORIDA. Property Address: 334 JEWELL ST, LAKE WALES, FL 33853 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 Sta- tutes, Section 45.031. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 8 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 24-246711 - ErS September 12, 19, 2025	25-01354K
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA002027000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2021-NQM4 Plaintiff, v. BURIM SELMANI; UNKNOWN SPOUSE OF BURIM SELMANI; LAKE HOLLOWAY BLVD LAND TRUST #635, DATED 8/22/2023 WITH FLORIDA TRUST SERVICES, LLC AS TRUSTEE; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT; TENANT IV/UNKNOWN TENANT; CONNEXUS CREDIT UNION; DEPARTMENT OF COMMERCE FEDERAL CREDIT UNION; LAFAYETTE CREDIT UNION Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 01, 2025, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT 5, LAKE HOLLOWAY HEIGHTS, ACCORDING TO THE MAP OR PLAT THERE- OF, AS RECORDED IN PLAT BOOK 42, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.	a/k/a 635 LAKE HOLLOWAY BLVD, LAKELAND, FL 33801- 6019 at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on September 30, 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated at St. Petersburg, Florida this 3 day of September, 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 1000010685 September 12, 19, 2025	25-01351K
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. 2024CA001859000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ANNEBETH MORALES, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore- closure entered November 19, 2024 in Civil Case No. 2024CA001859000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Annebeth Morales, 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 30th day of September, 2025 at 10:00 AM on the following described prop- erty as set forth in said Summary Final Judgment, to-wit: Lot 49, of ESTATES AT LAKE HAMMOCK, according to the plat thereof, as recorded in Plat	Book 171, Page 23, 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-09723FL September 12, 19, 2025	25-01353K
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA	unclaimed. If the sale is set aside for any rea- son, the Purchaser at the sale shall be entitled only to a return of the deposi-	

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. 2023CA005120000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. THOMAS BALLI A/K/A THOMAS CHRISTOPHER BALLI A/K/A THOMAS CHRISTOPHER BALLI, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 13, 2025 in Civil Case No. 2023CA005120000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Thomas Balli a/k/a Thomas Christopher Balli a/k/a Thomas Christopher Balli, 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 29th day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final		Judgment, to-wit: Lot 15, Wildwood I, according to the map or plat thereof, as recorded in Plat Book 79, Page(s) 13 and 14, 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. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06399FL September 12, 19, 2025	25-01333K	
FIRST INSERTION				
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023-CA-006399000000 CORNELIA WOLF, an individual, and JOERG HAGEMANN, an individual Plaintiffs, vs. FAIRYTALE ESTATES, LLC, a Florida Limited Liability Company, UNKNOWN TENANT IN POSSESSION 1 and OEMAR SHARIF BADOELLA, an Individual. Notice is hereby given pursuant to the Final Judgment of Foreclosure and for Breach of Guarantee dated April 23, 2025, and the Order Resetting Foreclosure Sale entered in this cause, in the Circuit Court of Polk County, Florida, the Clerk of the Court will sell the following described property situated in Polk County, Florida, as set forth in said Final Judgment, to the highest and best bidder for cash: Lot 89, Block C, WESTRIDGE PHASE VII, according to the plat thereof, recorded in Plat Book 111, Page(s) 35 and 36, of the Public Records of Polk County, Florida. Property Address: 1143 Caster-ton Circle, Davenport, FL 33897 The sale will be conducted electroni-		cally online at www.polk.realforeclose.com, on the 30th day of September 2025, at 10:00 a.m., pursuant to Chapter 45, Florida Statutes. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim with the Clerk of Court within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully Submitted, LEHTINEN SCHULTZ, PLLC Attorneys for Plaintiffs Cornelia Wolf and Joerg Hagemann 1200 Brickell Avenue, Suite 507 Miami, FL 33131 Tel: 305 760 8544 Fax: 305 356 5720 Email: criedi@lehtinen-schultz.com By: /s/ Claudio Riedi CLAUDIO RIEDI, ESQ. Florida Bar No.: 984930 September 12, 19, 2025	25-01348K	
CASE NO.: 2024-CA-001712 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. MARILU COLON SANTIAGO, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 9, 2025, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: Lot 21, Block 804, POINCIANA NEIGHBORHOOD 2, VIL-LAGE 8, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 29 through 43, inclusive, of the Public Records of Polk County, Florida. Property Address: 356 Gardenia Court, Poinciana, FL 34759 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as			paid. The Purchaser shall have the right to further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 5th day of September, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 September 12, 19, 2025	25-01349K
FIRST INSERTION				

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 532023CA006279000000 CITADEL SERVICING CORPORATION, Plaintiff, vs. 1027 FANTASY LLC; EMMANUEL MOHAMMED; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 7, 2025 and entered	in Case No. 532023CA006279000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein CITADEL SERVICING CORPORATION is Plaintiff and EMMANUEL MOHAMMED; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; 1027 FANTASY LLC; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on October 7, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1, FANTASY ISLAND RESORT ORLANDO, ACCORD-	ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 190, PAGE(S) 45 AND 46, 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
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 532025CP002489A000BA IN RE: Estate of JEFFREY I. SOCKIN, Deceased. The administration of the estate of Jeffrey I. Sockin, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33860. The	names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this
notice is September 12, 2025. Personal Representative: /s/ Jessica Buttacavoli Jessica Buttacavoli, Petitioner 7137 Summit Drive Winter Haven, FL 33884 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@amyphillipsllc.com September 12, 19, 2025 25-01364K		

ACTIONS / SALES---

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA, CASE NO.: 53-2024-CA-003463-0000-00 (04), DESJARDINS BANK, N.A., Plaintiff, v. PREMIUM INVESTMENT PROPERTIES, INC., JUAN CARLOS RECIO, EKATERINI RECIO, DIAMOND RIDGE HOMEOWNERS ASSOCIATION, INC., JOHN DOE #1, JOHN DOE #2, JOHN DOE #3, JOHN DOE #4, JOHN DOE #5, JOHN DOE #6, JOHN DOE #7, Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered JUNE 24, 2025, in the above styled suit, I will sell to the highest and best bidder for cash at www.polk.realforeclose.com, on the Clerk's website for on-line auctions, at 10:00 a.m., on OCTOBER 3, 2025, to the highest and best bidder for cash in accordance with Fla. Stat. § 45.031, the following described real property as set forth in said Summary Final Judgment of Foreclosure, to wit:</p> <p>Parcel 1: Lot 60 of DIAMOND RIDGE, according to the Plat thereof as recorded in Plat Book 107, Page(s) 35, of the Public Records of POLK County, Florida. Also known as: 257 Diamond Ridge Blvd., Auburndale, FL 33823-8607</p> <p>Parcel 2: Lot 7, Block A, of LAKE BEULAH HEIGHTS DIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 6, Page(s) 35, of the Public Records of POLK County, Florida. Also known as: 312 Cornelia Ave., Lakeland, FL 33815-4344</p> <p>Parcel 3: Lot 10 of SABAL SQUARE ESTATES, according to the Plat thereof as recorded in Plat Book 74, Page(s) 49, of the Public Records of POLK County, Florida. Also known as: 3873 Janeen Cir., Mulberry, FL 33860-9665</p> <p>Parcel 4: Lot 23, SABAL PALM PARK ADDITION, an unrecorded subdivision more particularly described as: The East 102 feet of the West 229 feet of the South 138 feet of the North 464 feet of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 29 South, Range 23 East, POLK County, Florida. Also known as: 4150 Pear Rd., Mulberry, FL 33860-9661</p> <p>Parcel 5: Lot 9 of SUNRISE ESTATES, according to the Plat thereof as recorded in Plat Book 68, Page(s) 44, of the Public Records of POLK County, Florida. Also known as: 1530 Moonlight Dr., Lakeland, FL 33801</p> <p>Parcel 6: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 28 South, Range 24 East, POLK County, Florida, and run North along the West boundary thereof, 383.75 feet; thence North 89°17'40" East, 312.85 feet to the Point of Beginning; continue North 89°17'40" East, 12.05 feet, thence</p>

North 10°44'00" East, 33.10 feet; thence South 79°16'00" East, 134.70 feet; thence South 10°44'00" West, 153.39 feet; thence West 121.69 feet; thence North, parallel with said West boundary, 143.02 feet to the Point of Beginning. LESS AND EXCEPT the following described parcel of land: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 28 South, Range 24 East, POLK County, Florida, run thence North along the West boundary thereof 383.75 feet; thence North 89°17'40" East, 312.85 feet to the Point of Beginning; continue North 89°17'40" East, 12.05 feet; thence North 10°44'00" East, 33.1 feet; thence South 79°16'00" East, 134.7 feet; thence South 10°44'00" West, 143.39 feet; thence North 28°31'11" West, 135.92 feet; thence North 76°47'24" West, 60.25 feet to the Point of Beginning. Also known as: 2850 8 Iron Dr., Lakeland, FL 33801-6708

Parcel 7: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 28 South, Range 24 East, POLK County, Florida, and run North along the West boundary thereof, 30.0 feet, thence East 260.00 feet to the Point of Beginning; continue thence East 80.0 feet; thence North 76.41 feet; thence South 88°35'37" West, 45.0 feet; thence West 35.0 feet; thence South 76.17 to the Point of Beginning. Also known as: 2830 Skyview Dr., Lakeland, FL 33801-7068

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 FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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,

DUBOW, DUBOW & WALLACE
Attorneys for Plaintiff
215 North Federal Highway
Dania Beach, Florida 33004
(954) 925-8228
By: /S/
JASON B. DUBOW
Fla. Bar No.: 856487
Email: jason@ddwlaw.net
September 12, 19, 2025 25-01340K

FIRST INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025CA002943A000BA Truist Bank Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Karen E. Green a/k/a Karen Green a/k/a Karen Elaine Green, Deceased; et al Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Karen E. Green a/k/a Karen Green a/k/a Karen Elaine Green, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:</p> <p>LOT 17, BLOCK 3, CAMPHOR HEIGHTS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your writ-</p>

ten defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 10/03/2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 08/26/2025.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Tamika Joiner
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F01851
September 12, 19, 2025 25-01357K

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024CA-000781-0000-00 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ERIN ARIELLE SUMPTER; FLORIDA HOUSING FINANCE CORPORATION; TIMOTHY JOHN HARLOW, II; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 26 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH-WEST 1/4 OF THE SOUTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 23 EAST, LYING AND BEING IN POLK COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 396.00 FEET AND THE SOUTH 25.00 FEET THEREOF. PROPERTY ADDRESS: 6930 ELEANOR AVE, MULBERRY, FL 33860</p> <p>IF YOU ARE A PERSON CLAIMING</p>

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

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 03 day of September 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-00553
September 12, 19, 2025 25-01336K

FIRST 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.: 532025CA0007830000000 GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLCL, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JANICE W. MEADS, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on August 21, 2025 and entered in Case No. 532025CA0007830000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein THE ESTATE OF JANICE W. MEADS, et al., are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on October 7, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 92 OF SADDLECREEK, AN UNRECORDED RE-DIVISION OF WILSON ACRES, PHASE II, MORE PARTICULARLY DESCRIBED AS THE EAST 85.0 FEET OF LOT 116 OF WILSON ACRES, PHASE II, AS RECORDED IN PLAT BOOK 63, PAGE 35, PUBLIC</p>

RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 2912 WOODCREST LANE, LAKELAND, FL 33805 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
fcpleadings@ghidottiberger.com
September 12, 19, 2025 25-01338K

FIRST INSERTION
<p>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. 2023-CA-004981 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RANDALL K HINMAN JR., et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 13, 2025 in Civil Case No. 2023-CA-004981 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and RANDALL K HINMAN JR., et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>LOT 34, CHERRY HILL, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-</p>

CORDED IN PLAT BOOK 91, PAGE 42, 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.

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-07096FL
September 12, 19, 2025 25-01334K

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-00317-0000-00 TRADITIONS AT WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation., Plaintiff, vs. GENEVA ANN CASTLEBERG, individually; and ALL UNKNOWN TENANTS/OWNERS N/K/A MARY DAVILA, Defendants. NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated August 20, 2025, and entered in Case Number: 2024-CA-00317-0000-00, of the Circuit Court in and for Polk County, Florida, wherein TRADITIONS AT WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and GENEVA ANN CASTLEBERG, individually; and ALL UNKNOWN TENANTS/OWNERS N/K/A MARY DAVILA; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 7th day of October, 2025 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:</p> <p>Property Address: 3345 Raleigh Drive, Winter Haven, FL 33884 Property Description: Lot 233, of TRADITIONS PHASE 2, according to the Plat thereof, as recorded in Plat Book</p>

141, Page 37, of the Public Records of Polk County, Florida.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 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.

/s/ John L. Di Masi
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Rebecca Blechman
Florida Bar No.: 0121474
Shelby Pfannerstill
Florida Bar No.: 1058704
Nelson Crespo
Florida Bar No.: 0121499
Arthur Barksdale
Florida Bar No.: 0040628
Toby Snively
Florida Bar No.: 0125998
DI MASI BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph. (407) 839-3383
Fx. (407) 839-3384
Service E-Mail: jdlaw@orlando-law.com
Attorney for Plaintiff, Association
September 12, 19, 2025 25-01337K

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024CA-003548-0000-00 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. NARAINÉ DAI TIWARIE; NORTHRIDGE ESTATES HOMEOWNERS ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SATRUPA DEVI DOOBAY; UNKNOWN SPOUSE OF NARAINÉ DAI TIWARIE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 26 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 211, NORTHRIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 167, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 541 BUCHANNAN DRIVE, DAV-</p>

ENPORT, FL 33837

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

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 04 day of September 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01575
September 12, 19, 2025 25-01339K

FIRST INSERTION
<p>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. 2023CA006986000000 UNITED WHOLESALE MORTGAGE, LLC., Plaintiff, vs. ALIZE BLANCITA SEYMORE A/K/A ALIZE SEYMORE, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 13, 2025 in Civil Case No. 2023CA0069860000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC. is Plaintiff and Alize Blancita Seymore a/k/a Alize Seymore, 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 29th day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>Lot 304, Squire's Grove Phase 2, according to the plat as recorded</p>

in Plat Book 183, Pages 1 through 5, 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.

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-08175FL
September 12, 19, 2025 25-01335K

PUBLIC SALES /SALES / ACTIONS --

FIRST INSERTION

COUNTY NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 922810 from Rayl Engineering & Surveying, LLC., 810 E Main Street, Bartow, FL 33830. Application received: August 8, 2025. Proposed activity: Trail. Project name: Bartow Library Trail. Project size: .73 acres. Location: Section(s) 17 Township 30 S, Range 25 E, in Polk County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

September 12, 202525-01342K

FIRST INSERTION

NOTICE OF SALE

UNDER F.S. CHAPTER 45

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

CASE NO. 2022CA001531

MEADOW WALK AT FOUR CORNERS HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v.

SANTA DE DE LEON CASTILLO; UNKNOWN SPOUSE OF SANTA DE DE LEON CASTILLO; NADIA YULISSA DE LEON CASTILLO; UNKNOWN SPOUSE OF NADIA YULISSA DE LEON CASTILLO & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated September 4, 2025, and in Case No. 2022CA001531 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which MEADOW WALK AT FOUR CORNERS HOMEOWNERS ASSOCIATION, INC., the Plaintiff and SANTA DE DE LEON CASTILLO; UNKNOWN SPOUSE OF SANTA DE DE LEON CASTILLO; NADIA YULISSA DE LEON CASTILLO & ANY UNKNOWN PERSONS IN POSSESSION the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00am on October 10, 2025, the following described property set forth in the Final Summary Judgment:

Lot 29, Meadow Walk - Phase 1, according to the plat as recorded in Plat Book 179, Pages 20 through 24 of the Public Records of Polk County, Florida.

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

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

WITNESS my hand this 5th day of September 2025.

By: /s/ Karen J. Wonsetler
Karen J. Wonsetler, Esq.
Florida Bar No. 140929
WONSETLER & WEBNER, P.A.
717 North Magnolia Avenue
Orlando, FL 32803
Primary E-Mail for service: Pleadings@kwpalaw.com
Secondary E-Mail: office@kwpalaw.com
(P) 407-770-0846 (F) 407-770-0843
Attorney for Plaintiff

September 12, 19, 202525-01347K

CHECK OUT YOUR LEGAL NOTICES

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Notes

floridapublicnotices.com

floridapublicnotices.com

FIRST INSERTION

NOTICE OF ACTION

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

Case No.: 2025-CA-3105

CARLOS ANTONIO MOYETT GARCIA, Plaintiff, vs.

SANTOS MALDONADO; ESTATE OF SANTOS MALDONADO; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANTOS MALDONADO; UNKNOWN HEIRS OF THE ESTATE OF SANTOS MALDONADO; GLADYS GANDARILLA; UNKNOWN SPOUSE OF GLADYS GANDARILLA; SONIA MALDONADO GANDARILLA; NANCY HERNANDEZ HERNANDEZ A/K/A NANCY HERNANDEZ; UNKNOWN SPOUSE OF NANCY HERNANDEZ HERNANDEZ A/K/A NANCY HERNANDEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.

TO: Defendants, SANTOS MALDONADO; ESTATE OF SANTOS MALDONADO; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANTOS MALDONADO; UNKNOWN HEIRS OF THE ESTATE OF SANTOS MALDONADO; GLADYS GANDARILLA; UNKNOWN SPOUSE OF GLADYS

SECOND 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@mwillison.com
Attorney for Personal Representative

September 5, 12, 202525-01325K

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

FIRST INSERTION

GANDARILLA; SONIA MALDONADO GANDARILLA; UNKNOWN SPOUSE OF NANCY HERNANDEZ HERNANDEZ A/K/A NANCY HERNANDEZ; and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANT WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS.

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

Lot 40, Friendship Village Unit 1, commence at the Northwest corner of the Northeast 1/4 of Section 21, Township 28 South, Range 23 East, Polk County, Florida and run South along the West boundary of said Northeast 1/4 2,023.71 feet to a point, thence East 252.63 feet to a point, thence South 19°21'32" East 83.84 feet to a point, thence North 78°42'20" East 235.91 feet to a point, thence North 18°15'58" West 95.00 feet to the Point of Beginning, thence North 50°01'06" East 86.95 feet to a point, thence North 23°09'20" West 59 feet to a point, thence South 49°30'22" West 81.84 feet to a point, thence run South 18°15'58" East 60.00 feet to the Point of Beginning, being further described as Lot 40 of Friendship Village Unit 1, as recorded in O.R. Book 1106, Pages 831, 832 and 833, of the Public Records of Polk County, Florida.

SECOND INSERTION

NOTICE OF ACTION

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

PROBATE DIVISION

CIVIL DIVISION

CASE NO.: 2025CA002270A000BA

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

CHRISTINA ZAMORA, et al., Defendants.

TO: CHRISTINA ZAMORA

407 LIME ST SE, FORT MEADE, FL 33841

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

THE SOUTH 1/2 OF LOTS 7, 8 AND 9, LESS AND EXCEPT THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 7, ARNOLD'S SUBDIVISION OF BLOCK 1 OF C.W. ROCKNER'S ADDITION TO FORT MEADE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, IN SECTION 27, TOWNSHIP 31 SOUTH, RANGE 25 EAST, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 10/6/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this day of AUG 27, 2025.

STACY M. BUTTERFIELD, CPA
As Clerk of the Court (SEAL) BY: Ruthy Pacheco
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-01637
September 5, 12, 202525-01315K

Together with 1969 Mobile Home, ID # 1133, Title # 3601282, located thereon.
Parcel Identification No.: 23-28-21-000000-014180
Property Address: 820 Village Place, Lakeland, Florida 33815

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before October 16, 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: 9/8/25

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

Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
Sept. 12, 19, 26; Oct. 3, 2025

25-01356K

SUBSEQUENT INSERTIONS

ACTIONS / ESTATE---

SECOND 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, 202525-01318K

FIRST INSERTION

NOTICE OF ACTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2025CA001352A000BA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

RONALD LARSON, et al., Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MICHAEL CARROLL LARSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN

KATHLEEN BLACKBURN

5511 JACOB AVENUE, POLK CITY, FL 33868

UNKNOWN SPOUSE OF KATHLEEN BLACKBURN

5511 JACOB AVENUE, POLK CITY, FL 33868

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 5, BLOCK C, MOUNT OLIVE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE(S) 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH 1984 MO-

SECOND 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, Florida Statutes.

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, 202525-01311K

FIRST INSERTION

BILE HOME MAKE SKYLINE CORP., MODEL PSP 7705 AND VIN #(S) 23630513AT AND 23630513BT.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of SEP 02 2025.

10/9/25 Default date

STACY BUTTERFIELD, CPA
CLERK OF COURT OF POLK COUNTY
As Clerk of the Court (SEAL) BY: Ruthy Pacheco
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-11434FL
September 12, 19, 202525-01352K

SECOND 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.

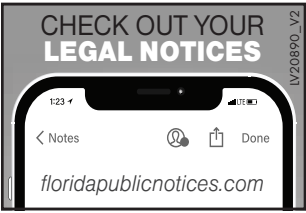
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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, 202525-01312K



ACTIONS / SALES / ESTATE ---

SECOND INSERTION	
<p>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.</p> <p>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 73981. The name and address of the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p>	<p>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 732.2211.</p> <p>ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: September 5, 2025.</p> <p>/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</p>
FOURTH INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA002656A000BA AMERICAN BRIDGE DEVELOPMENT LLC, Plaintiff, vs. JOSE J. CRESPO, deceased and all others claiming by through or under JOSE J. CRESPO, deceased, ANTONIA RODRIGUEZ and TROPICANA RESORT CONDOMINIUM ASSOCIATION, INC., Defendant, TO: JOSE J. CRESPO, deceased and all others claiming by through or under JOSE J. CRESPO, deceased and 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 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 ASSO- CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and CALLIE J. MORRISON A/K/A CALLIE MORRI- SON; UNKNOWN SPOUSE OF CAL- LIE J. MORRISON A/K/A CALLIE MORRISON are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 25, 2025, the following described property as set forth in said Final Judgment, to wit: BEGIN AT THE SOUTH- WEST CORNER OF TRACT 5, RUN NORTH ON THE WEST LINE OF TRACT 5, 137.95 FEET TO THE POINT OF BEGINNING; THENCE EAST 90 DEGREES 112.07 FEET, THENCE NORTH 75 FEET, THENCE WEST 112.07 FEET TO THE WEST LINE OF TRACT, THENCE SOUTH 75 FEET TO THE POINT OF</p>	<p>BEGINNING, IN TRACT 5 OF THE REPLAT OF BLOCKS 1 AND 5 OF MAEBERT SUB- DIVISION, AN ADDITION TO THE TOWN OF EAGLE LAKE, FLORIDA, ACCORD- ING TO THE PLAT THERE- OF, AS RECORDED IN PLAT BOOK 27, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Property Address: 830 N 8TH ST, EAGLE LAKE, FL 33839</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</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 2 day of September, 2025.</p> <p>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</p>

THIRD INSERTION	
<p>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 WEGGLICKI, Defendants. STATE OF FLORIDA To: ORIN GREENE, PETAL GREENE, and PAUL WEGGLICKI YOU ARE NOTIFIED that an action to quiet title to the following property in Polk County, Florida:</p> <p>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</p> <p>has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above</p>	<p>Court and to serve a copy on or before 9/29/2025 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Complaint.</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 20 day of August, 2025.</p> <p>Stacy M. Butterfield CLERK OF THE COURT (SEAL) By: Ruthy Pacheco Deputy Clerk</p> <p>Vestalia Aylsworth, Esq., Plaintiff's attorney, 21101 SW 198th Ave, Miami, FL 33187 Aug. 29; Sept. 5, 12, 19, 2025 25-01287K</p>

SECOND INSERTION	
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK, CIVIL DIVISION CASE NO.: 53-2024-CA-000544 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JANICE OCENOSAK, Defendants. NOTICE OF SALE IS HEREBY GIV- EN pursuant to the Order On Plaintiff's Motion To Direct The Clerk Of Court To Reinstate Case To Active Status And To Reset Foreclosure Sale entered on Aug- ust 27, 2025, and the Summary Final Judgment of Foreclosure entered on August 30, 2024 in Case No. 53-2024- CA-000544 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREE- DOM MORTGAGE CORPORATION is Plaintiff, and JANICE OCENOSAK, SECRETARY OF THE U.S. DEPART- MENT OF HOUSING AND URBAN DEVELOPMENT, GOODLEAP, LLC, RENOVATEOPCO TRUST, HO- MEOPCO 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:</p> <p>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,</p>	<p>RANGE 27 EAST, LESS AND EXCEPT THE SOUTH 50.00 FEET THEREOF FOR ROAD PURPOSES, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.</p> <p>Also known as 4740 E HIN- SON AVE, HAINES CITY, FL 33844 (the "Property").</p> <p>together with all existing or subse- quently erected or affixed buildings, improvements and fixtures.</p> <p>Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a dis- ability who needs any accommodation in order to participate in this pro- ceeding, 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 re- ceiving 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 2nd day of September 2025.</p> <p>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</p>

THIRD INSERTION	
<p>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:</p> <p>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, ac- cording to the Plat thereof re- corded 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</p>	<p>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</p> <p>has been filed against you and you are required to file your written de- fenses, if any, with the Clerk of the above Court and to serve a copy on or before 9-29-2025 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 and file the original with the Clerk of this Court either be- fore service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Complaint.</p> <p>If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534- 4686, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 22nd day of August, 2025.</p> <p>Stacy M. Butterfield CLERK OF THE COURT (SEAL) A. Nieves Deputy Clerk</p> <p>Vestalia Aylsworth, Esq., Plaintiff's attorney, 21101 SW 198th Ave, Miami, FL 33187 Aug. 29; Sept. 5, 12, 19, 2025 25-01293K</p>

THIRD 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</p> <p>YOU ARE NOTIFIED that an ac- tion has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner, MELONIE D. MILLER, c/o Ian C. Hurley, Esquire, 1542 Glengarry Rd., Jacksonville, FL 32207 on or before 10/9/2025, and file the original with the clerk of this court before service on Petitioner or immediately thereafter. If you fail to do so, a default may be en-</p>	<p>tered against you for the relief demanded in the petition.</p> <p>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.</p> <p>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.</p> <p>Dated: 8/25/2025.</p> <p>Jody Phillips CLERK OF THE CIRCUIT COURT (SEAL) By: Monet Whatley {Deputy Clerk}</p> <p>MELONIE D. MILLER, c/o Ian C. Hurley, Esquire, 1542 Glengarry Rd., Jacksonville, FL 32207 Aug. 29; Sept. 5, 12, 19, 2025 25-01292K</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000955000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. TRISTEN FAITHE HARRISON, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 25, 2025, and entered in 2025CA000955000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and TRISTEN FAITHE HAR- RISON; EVANS TURKEY CREEK HOMEOWNERS ASSOCIATION, INC are the Defendant(s). Stacy M. Butter- field 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:</p> <p>LOT 26 OF TURKEY CREEK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 96, PAGES 2, 3 AND 4, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THAT PART OF THE WEST HALF (W 1/2) OF EVANS RANCH ROAD (NOW VACATED) AS SHOWN ON THE PLAT OF TURKEY CREEK, ACCORDING TO THE MAP OR PLAT THEREOF DE- SCRIBED IN PLAT BOOK 96, PAGES 2, 3 AND 4, INCLU- SIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ABUTTING SAID LOT 26, TOGETHER WITH AN EASE-</p>	<p>MENT FOR INGRESS AND EGRESS OVER AND ACROSS EVANS RANCH ROAD (NOW VACATED) AS SHOWN ON THE PLAT OF TURKEY CREEK, ACCORDING TO THE MAP OR PLAT THEREOF DE- SCRIBED IN PLAT BOOK 96, PAGES 2, 3 AND 4, INCLU- SIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 15138 EVANS RANCH RD, LAKELAND, FL 33809</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</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 2 day of September, 2025.</p> <p>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</p>

SECOND INSERTION	
<p>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, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD SMITH, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 22, 2025, and entered in 2024CA004837000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSO- CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUI- SITION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA- RIES, DEVISEES, GRANTEES, AS- SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD SMITH, DE- CEASED; KELLY SMITH A/K/A KELLY A. SMITH A/K/A KELLEY SMITH A/K/A KELLEY A. SMITH; CITY OF WINTER HAVEN, FLOR- IDA; JOHN SCOTT TAPLEY; HAR- LAN D. TAPLEY JR; KRISTIE E. TAP- LEY; COLLEEN M. BENNETT A/K/A COLLEEN M. BENNETTE are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 23, 2025, the fol-</p>	<p>lowing described property as set forth in said Final Judgment, to wit:</p> <p>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</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</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 2 day of September, 2025.</p> <p>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</p>

ACTIONS / SALES---

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:
532024CA004072000000**
Civil Division

**IN RE:
WHISPERING TRAILS
HOMEOWNERS ASSOCIATON OF
WINTER HAVEN, INC., a Florida
non-profit Corporation,
Plaintiff, vs.
LAQUANIA HAWTHORNE;
UNKNOWN SPOUSE OF
LAQUANIA HAWTHORNE, et al,
Defendant(s),**
TO: LAQUANIA HAWTHORNE
LAST KNOWN ADDRESS:
3190 WHISPERING TRAILS AVE,
WINTER HAVEN, FL 33884

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

LOT 262, WHISPERING
TRAILS PHASE 2, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 143, PAGE 49, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

A lawsuit has been filed against you and
you are required to serve a copy of your
written defenses, if any to it on FLORI-
DA COMMUNITY LAW GROUP, P.L.,
Attorney for WHISPERING TRAILS
HOMEOWNERS ASSOCIATON OF
WINTER HAVEN, INC., whose ad-

dress is P.O. Box 292965, Davie, FL
33329-2965 and file the original with
the clerk of the above styled court on
or before 10-6-25, (or 30 days from the
first date of publication, whichever is
later); otherwise a default will be en-
tered against you for the relief prayed
for in the complaint or petition.

This notice shall be published once
a week for two consecutive weeks in
The Business Observer for Polk County
(Newspaper)

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

WITNESS my hand and the seal of
said court at POLK County, Florida on
this 27 day of August, 2025.

STACY M BUTTERFIELD
As Clerk, Circuit Court
POLK County, Florida
(SEAL) By: Ashley Saunders
As Deputy Clerk
Florida Community Law Group, P.L.
Jared Block, Esq.
P.O. Box 292965
Davie, FL 33329-2965
Phone: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flcg.com
Fla Bar No.: 90297
September 5, 12, 2025 25-01310K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

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

NOTICE IS HEREBY GIVEN pursu-
ant to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 532025CA001372A000BA
of the Circuit Court of the TENTH Ju-
dicial Circuit, in and for Polk County,
Florida, wherein Freedom Mortgage
Corporation is the Plaintiff and Stanley
Lemaster Jr. a/k/a Stanley Lemaster;
Swizek Enterprises Inc. d/b/a Servpro
of South Bend, N.E.; Stephanie Lynn
Lemaster a/k/a Stephanie L. Lemas-
ter a/k/a Stephanie Lemaster are the
Defendants, that Stacy M. Butterfield,
Polk County Clerk of Court will sell to
the highest and best bidder for cash at,
www.polk.realforeclose.com, beginning
at 10:00 AM on the 7th day of October,
2025, the following described property
as set forth in said Final Judgment, to
wit:

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

BOR ROAD RIGHT-OF-WAY,
THENCE EAST ALONG SAID
RIGHT-OF-WAY 210 FEET,
THENCE SOUTH 210 FEET
TO THE POINT OF BEGIN-
NING; LESS THE SOUTH 72
FEET THEREOF AND LESS
THE MAINTAINED RIGHT-
OF-WAY FOR COOGLE ROAD.
TAX ID:
23-27-33-000000-014029

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

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

Dated this 28th day of August, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
Case No. 532025CA001372A000BA
File # 25-F01021
September 5, 12, 2025 25-01309K

SECOND INSERTION

NOTICE OF SALE

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

Case No. 53-2023-CA-006411
Division 07

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

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

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

PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

and commonly known as: 1300 OLD
STOKES RD, FROSTPROOF, FL
33843; including the building, appur-
tenances, and fixtures located therein,
at public sale at 10:00 A.M., on-line at
www.polk.realforeclose.com on OCTO-
BER 7, 2025 to the highest bidder for
cash after giving notice as required by
Section 45.031 F.S.

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

AMERICANS WITH DISABILI-
TIES ACT. If you are a person with a
disability who needs any accommo-
dation in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain assis-
tance. Please contact the Office of the
Court Administrator, 255 N. Broadway
Avenue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

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

SECOND INSERTION

NOTICE OF ACTION

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

**CASE NO.:
532024CA002146000000**

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

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

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

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

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on Ghidotti | Ber-
ger LLP, Attorney for Plaintiff, whose
address is 10800 Biscayne Blvd., Suite
201, Miami, FL 33161 9/17/2025, a date
which is within thirty (30) days after
the first publication of this Notice in the
Business Observer and file the original
with the Clerk of this Court either be-
fore service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the complaint.

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

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

WITNESS my hand and the seal of
this Court this 11th day of Aug, 2025.

STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By: A. Nieves
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
September 5, 12, 2025 25-01316K

SECOND INSERTION

SION, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
1, PAGE 57, OF THE PUBLIC
RECORDS OF POLK COUN-
TY, FLORIDA, LESS AND
EXCEPT THE EAST 15 FEET
THEREOF.

Property Address: 1208 JEWEL
AVE, LAKELAND, FL 33805

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

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

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
23-114723 - MaM
September 5, 12, 2025 25-01323K

SECOND 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
Gibson, FL
(Whereabouts unknown)

YOU ARE NOTIFIED that an ac-
tion for Petition to Establish a Parent-
ing Plan and Secure Passport Services,
has been filed against you. You are re-
quired 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 im-
mediately thereafter; otherwise a de-
fault 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, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing 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 Cir-
cuit Court's Office notified of your cur-
rent 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, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing 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

SECOND 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
Gibson, FL
(Whereabouts unknown)

YOU ARE NOTIFIED that an ac-
tion for Petition to Establish a Parent-
ing Plan and Secure Passport Services,
has been filed against you. You are re-
quired 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 im-
mediately thereafter; otherwise a de-
fault 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, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing 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 Cir-
cuit Court's Office notified of your cur-
rent 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, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing 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

SECOND INSERTION

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

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

CASE NO.:
2023CC-007085-0000-00

**THE RIDGE AT SWAN LAKE
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.
FRANCISCO MARRERO, et al.,
Defendant(s).**

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

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

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

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

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

FOURTH INSERTION

**NOTICE OF ACTION
(formal notice by publication)**

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

File No. 2025CP0000910000XX
**IN RE: ESTATE OF
LLOYD MELVIN CLIFTON
Deceased.**

TO: James Clifton
302 E Bridges 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. Fail-
ure to serve and file written defenses as
required may result in a judgment or
order for the relief demanded, without
further notice.

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

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

170201

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

- | | |
|----------------------------------|---|
| Government Meetings and Hearings | Land and Water Use |
| Meeting Minutes or Summaries | Creation of Special Tax Districts |
| Agency Proposals | School District Reports |
| Proposed Budgets and Tax Rates | Zoning, Annexation and Land Use Changes |

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

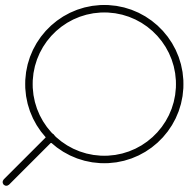


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

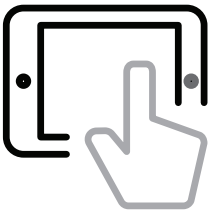
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



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