

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION	
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES The Forest Lake Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending on September 30, 2025, with an option for two or more annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk County. The District currently has an annual operating budget for approximately \$623,715 dollars inclusive of the General Fund. The final contract will require that the Audit for Fiscal Year 2025 be completed no later than 270 days following the conclusion of the fiscal year. Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General. Proposal Packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below. The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the	

FIRST INSERTION	
NOTICE TO CREDITORS (Formal Administration) IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 2025-CP-001646 IN RE: The Estate of MELVIN SCOTT, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of MELVIN SCOTT, deceased, whose date of death was October 11, 2024, and whose social security number is XXX-XX-9125, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. 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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221. 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	

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors ("Board") of the Westridge Community Development District II ("District") will hold their regular meetings for Fiscal Year 2025-2026 at 2:00 P.M. at Waterstone Clubhouse located at 2751 Bella Vista Drive, Davenport FL 33897 on the following dates: October 23, 2025 November 20, 2025 December 18, 2025 January 22, 2026 February 26, 2026 March 26, 2026 April 23, 2026 May 28, 2026 June 25, 2026 July 23, 2026 August 27, 2026 September 24, 2026 A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 8529 South Park Circle, Suite 330, Orlando, Florida 32819, (407) 472-2471, during normal business hours. Ad-	

preparation and submittal of the proposals in response to the request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedures

Proposers must submit one (1) digital copy of their proposal to the District Manager, District Admin., and District Counsel, with the email subject line "Auditing Services - Forest Lake Community Development District." Proposals must be received by 5:00 p.m. on Monday, October 6, 2025, to the District Manager, Patricia Thibault at Patricia@AnchorstoneMgt.com, the District Finance & Assessments Manager, Anna Lyalina at Anna@AnchorStoneMgt.com. Please direct all questions regarding this Notice in writing to the District Manager, Patricia Thibault at Patricia@AnchorstoneMgt.com, with e-mail copies to Jere. Earlywine@KutakRock.com. Forest Lake Community Development District Patricia Thibault, District Manager September 19, 2025 25-01407K

claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT 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 19, 2025.
/s/ Naa A. Scott
NAA A. SCOTT,
As Personal Representative
Attorney and Personal Representative Giving Notice:
/s/ Steven E. Gurian .
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
September 19, 26, 2025 25-01377K

ditionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at (www.westridgecd.org).
The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors or staff will participate by telephone. The meetings may be continued to a date, time, and place to be specified on the record at such meeting.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 436-6270 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.
District Manager
Brian Mendes
September 19, 2025 25-01380K

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 2025CP-002530-A000-BA IN RE: Estate of RICHARD HENRY PALLESCHI, Sr., Deceased. The administration of the estate of Richard Henry Palleschi, Sr., 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 Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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. NOT WITHSTANDING 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 19, 2025. Personal Representative: Richard Henry Palleschi, Jr. 301 17th Ave, NE Apt. 2 Waseca, MN 56093 Attorney for Personal Representative: /s/ William J. Twyford William J. Twyford, Esquire Florida Bar No. 0782505 Twyford Law, LLC Post Office Box 411 Winter Haven, Florida 33882 Tel: (863) 585-5283 e-mail: wjt@Twyfordlawllc.com September 19, 26, 2025 25-01391K	

Attorney for Personal Representative:
/s/ William J. Twyford
William J. Twyford, Esquire
Florida Bar No. 0782505
Twyford Law, LLC
Post Office Box 411
Winter Haven, Florida 33882
Tel: (863) 585-5283
e-mail: wjt@Twyfordlawllc.com
September 19, 26, 2025 25-01391K

FIRST INSERTION	
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 22nd day of October, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Thomas, Nija BAGS, KNIVES, FOLDING CHAIRS, LUGGAGE, SHOES HOUSEHOLD GOODS, OTHER; Haynes, Ronnie WALKER, SHOES, ENTERTAINMENT CENTER; val-lanz, Karell DRESSER, COUCHES, SPEAKERS, LAMPS, BIKES, BOXES; Pena, Edward BOXES, BAGS, DECORATIONS, LAMP, BOOKS, TOTES, O2 TANK, HOUSEHOLD GOODS, OTHERS; Hamilton, Kelsie BOXES, ELECTRONICS, FURNITURE, KIDS TOYS, HOIUSEHOLD GOODS; Laster, LaMonica PINBALL MACHINE, TOOLS, JACK, COMMERCIAL WASHER; Ferron, David TOOLS, BIKE, LUGGAGE, TOTES, CLOTHES, KITCHEN WARES, HOUSEHOLD GOODS, OTHER; Diaz Arce, Charlene KITCHEN WARE, MATTRESS, SECTIONAL COUCH, LUGGAGE, PILLOWS, BELTS, HOUSEHOLD GOODS, OTHER; Roberts, Brittany BAGS, CLOTHES, SHOES, HOUSEHOLD GOODS, OTHER Sale is subject to cancellation in the event of settlement between owner and obligated party. September 19, 26, 2025 25-01393K	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION In Re: Estate of Billy Roy Watson a/k/a Billy Ray Watson, Deceased. The administration of the Estate of Billy Roy Watson a/k/a Billy Ray Watson, deceased, whose date of death was July 15, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Circuit Court for Polk County, Probate Division, PO BOX 9000, Bartow, Drawer CC-4, Florida 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. 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 19, 2025. Sheila D. Watson Personal Representative 1053 Half Acre Road Auburndale, FL 33823 Robert D. King, Esq. Email: bobby@kingfirm.com Florida Bar No. 89104 The King Firm, PA 4430 Park Blvd. Pinellas Park, Florida 33781 Telephone: (727) 800-3040 Attorney for Personal Representative September 19, 26, 2025 25-01385K	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025-CP-002573-A Division: PROBATE IN RE: THE ESTATE OF GARY FARROW Deceased. The administration of the estate of GARY FARROW, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, Florida 33830. The names and addresses of the petitioner and the petitioner's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 19, 2025 Marjorie Schinkel, Petitioner Nattaly Gomez, Esq. Attorney for Marjorie Schinkel Florida Bar Number: 1036183 Patriot Legal Group, 10 Bobby Green Plaza, Auburndale, FL 33823 Telephone: 863-332-2114 E-Mail: mourette@patriotlegal.com Secondary E-Mail: Service@patriotlegal.com Nattaly@patriotlegal.com September 19, 26, 2025 25-01386K	

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors ("Board") of the Solterra Resort Community Development District ("District") will hold their regular meetings for Fiscal Year 2025-2026 at 10:00 A.M. at Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837 on the following dates: October 3, 2025 November 7, 2025 December 5, 2025 January 9, 2026 February 6, 2026 March 6, 2026 April 3, 2026 May 1, 2026 June 5, 2026 July 10, 2026 August 7, 2026 September 11, 2026 A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 8529 South Park Circle, Suite 330, Orlando, Florida 32819, (407) 472-2471, during normal business hours. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at (www.westridgecd.org). The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors or staff will participate by telephone. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 436-6270 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. District Manager Brian Mendes September 19, 2025 25-01378K	

FIRST INSERTION	
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 22nd day of October, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Kirby, Jessie Toolbox, Stand, Chair, Table, Cabinet; Diaz, Katrina Tire, Bike, Saddle, Boxes, Small Furniture; Duffy, Patrick Totes, Canned Food, Tire , TV; Muhammed, Naheem Clothes, Furniture, Boxes, DVD, Trumpet; Muhammed, Naheem Speaker Box, Turn Table, 2 Bikes, Clothes, Totes, Luggage; McCray, Erica Clothes, Totes, Boxes Sale is subject to cancellation in the event of settlement between owner and obligated party. September 19, 26, 2025 25-01395K	

FIRST INSERTION	
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Friday the 26th day of September, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Cheatum, Zachariah Boxes, kids toys, tires, misc bags; Mikkell-Givens, Kyle misc bags and boxes; Alvin, Evan kids toysitems, childrens furniture, misc boxes, small appliances household goods; Felton, Sarajeon dresser, chairs, couch, mirror; Garrison, April mirrors, art work, lamp shades, misc boxes; Gibson, Melissa misc furniture, household goods, boxes, tools; Davis, Stanton misc bags and boxes, furniture Sale is subject to cancellation in the event of settlement between owner and obligated party. September 19, 26, 2025 25-01396K	

FIRST INSERTION	
SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025/2026 REGULAR MEETINGS The Board of Supervisors ("Board") of the Silverlake Community Development District ("District") will hold regular meetings for Fiscal Year 2025/2026 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850 on the following dates: October 6, 2025 November 3, 2025 December 1, 2025 January 5, 2026 February 2, 2026 March 2, 2026 April 6, 2026 May 4, 2026 June 1, 2026 July 6, 2026 August 3, 2026 The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://silverlakecd.net/. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager September 19, 2025 25-01412K	

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Pain Management at East Central Avenue under which (we are) engaged in business at 500 E Central Ave in Winter Haven, FL 33880-3053. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 9/11/2025, Polk County, Winter Haven, Florida. September 19, 2025 25-01387K	

FIRST INSERTION	
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 22nd day of October, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2008 Olive St, Lakeland, FL, 33815. Whitest, Thomas MATTRESS, POPCORN MAKER; Bristol, Cheyne Printer, plastic dresser, comforters, household items, fan, childrens items; Ross, John MATTRESS, SCALE BEDDING, CHAIRS, TABLES Sale is subject to cancellation in the event of settlement between owner and obligated party. September 19, 26, 2025 25-01394K	

--- PUBLIC SALES / SALES / ACTIONS ---			
FIRST INSERTION		FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2023CA006665000000 DATA MORTGAGE INC., D/B/A ESSEX MORTGAGE, Plaintiff, vs. DONNA CHERYL SAMS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 13, 2025 in Civil Case No. 2023CA006665000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein DATA MORTGAGE INC., D/B/A ESSEX MORTGAGE is Plaintiff and Donna Cheryl Sams, 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 13th day of October, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: The South 155 feet of the East 1/2 of Lot 26 and the West 25 feet of the South 137.5 feet of Lot 25, Block 3 of COUNTRY CLUB ESTATES, a subdivision according to the plat thereof as recorded in Plat Book 7, Page 10, of the Public Records of Polk County, Florida, being more particularly described as follows: Begin at the Southwest corner of the E 1/2 of Lot 26, COUNTRY CLUB ESTATES, a subdivision according to the plat thereof as recorded in Plat Book 7, Page 10, of the Public Records of Polk County, Florida, said corner being the intersection of the North right of way of Magnolia Avenue and the East right of way of State Avenue North; thence run N. 00°24'53" E. along said East right of way of State Avenue North, a distance of 155.00 feet; thence leaving said East right of way run S. 90°00'00" E., a distance of 50.00 feet; thence run S. 00°24'53" W., a distance of 17.50 feet; thence S. 90°00'00" E., a distance of 25.00 feet; thence run S. 00°24'53" W., a distance of 137.50 feet to a point on the North right of way of Magnolia Avenue; thence run N. 90°00'00" W. along said North right of way, a distance of 75.00 feet to the Point of Beginning. Less and except the existing road right-of-ways. 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 23-08276FL September 19, 26, 2025		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10th JUDICAL CIRCUIT, IN AND FOR POLK, FLORIDA. CASE NO. 2025CA003171A000BA VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GREGORY STUART HORNSBY AKA GREGORY STEWART HORNSBY, DECEASED, et al., Defendants TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GREGORY STUART HORNSBY AKA GREGORY STEWART HORNSBY, DECEASED 1150 FORESHORE LANE HAINES CITY, FL 33844 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida: LOT 39, BLOCK 17, OF LAWSON DUNES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 198, PAGE(S) 33 - 40 AS AFFECTED BY SURVEYOR'S AFFIDAVITS RECORDED IN BOOK 12677, PAGES 189 AND BOOK 12853, PAGE 2158, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before October 16, 2025; otherwise a default and 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 this 8th day of September. Stacy M Butterfield As Clerk of said Court (SEAL) By: Sebastian Irlanda As Deputy Clerk Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (25-001484-01) September 19, 26, 2025	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025-CA-002546 U.S. BANK NATIONAL ASSOCIATION, not in its individual capacity but as trustee for NRZ Pass-Through Trust XVI-B, Plaintiff, vs. SHIRLEY ARMSTEAD, an individual, and UNKNOWN TENANT, Defendant. NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure, entered on September 9, 2025, in Case No. 2025-CA-002546, in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, that the Clerk of this Court, who is currently Stacy M. Butterfield, CPA, will sell to the highest and best bidder for cash on October 24, 2025, at the hour of 10:00 A.M. through Polk County's on-line sale website: www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes, after the publication of notice thereof as required by §45.031, Florida Statutes, the property described as follows: Lot 379, FOREST LAKE PHASE 1, according to the plat as recorded in Plat Book 183, Pages 17 through 21, of the Public Records of Polk County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT COURT - CIVIL DIVISION CASE NUMBER: NATHANIEL FUNCK, Plaintiff, v. BRIAN L. MARTIN, Defendant TO: BRIAN L. MARTIN 1021 Harrison Avenue Kings Fort, TN 3766 YOU ARE NOTIFIED that there is an action for SPECIFIC PERFORMANCE on the following residential real properties in Florida: LOT 16, TIMBERCREEK PHASE 2, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 79, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS A 1989 MERIT, I.D. NO. HML2F24182744257A & HML2F24182744257B. 2476 State Park Road, Lakeland, Florida 33805 Parcel Number: 24-28-02-164952-000160 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the plaintiff's attorney, whose name and address are: Berry J. Walker, Jr., Esquire Florida Bar No. 0742960 Walker & Tudhope, P.A. 225 South Westmonte Drive, Suite 2040 Altamonte Springs, FL 32714 Phone: 407-478-1866 Fax: 407-478-1865 September 19, 26, 2025	
FIRST INSERTION		FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023CA000490000000 CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff(s), vs. RANDY FAUTEUX A/K/A RANDY MICHAEL FAUTEUX; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on August 14, 2025 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of October, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 38, COUNTRY TRAILS PHASE FOUR UNIT 2, RECORDED IN PLAT BOOK 90, PAGES 22, 23 AND 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LOT 39, COUNTRY TRAILS PHASE FOUR UNIT 2, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 22,		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532025CA002418A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MANUEL O. DAVILA A/K/A MANUEL ORLANDO DAVILA TORRES; GOODLEAP, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). TO: MANUEL O. DAVILA A/K/A MANUEL ORLANDO DAVILA TORRES Last Known Address 136 MADERA DR WINTER HAVEN, FL 33880 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: LOT 18, MADERA PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGES 50 AND 51, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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. Default Date: October 17, 2025 DATED on SEP 10, 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By: A. Nieves As Deputy Clerk Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1463-214156 / ME2 September 19, 26, 2025	
FIRST INSERTION		FIRST INSERTION	
23, 24, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 4243 Coyote Trail, Polk City, FL 33868 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. Respectfully submitted, Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 22-009177-1 September 19, 26, 2025		BOARD OF SUPERVISORS MEETING DATES FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2025-2026 The Board of Supervisors of the FOREST LAKE Community Development District will hold the Regular meetings of the Fiscal Year 2025-2026 at the Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837 at 1:30 p.m. unless otherwise indicated as follows: Thursday, October 9, 2025 Thursday, November 13, 2025 Thursday, December 11, 2025 Thursday, January 8, 2026 Thursday, February 12, 2026 Thursday, March 12, 2026 Thursday, April 9, 2026 Thursday, May 14, 2026 Thursday, June 11, 2026 Thursday, July 9, 2026 Thursday, August 13, 2026 Thursday, September 10, 2026 The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Anchor Stone Management, 255 Primera Boulevard, Suite 160 Lake Mary, FL 32746 or by calling (407) 698-5350 ("District Office"). There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 698-5350 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1- 800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Patricia Thibault District Manager Anchor Stone Management September 19, 2025	
FIRST INSERTION		FIRST INSERTION	
ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1221-16484B Ref# 12459 September 19, 26, 2025		STACY M. BUTTERFIELD As Clerk of the Court (SEAL) By: Sebastian Irlanda As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1221-16484B Ref# 12459 September 19, 26, 2025	
FIRST INSERTION		FIRST INSERTION	
WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS The Board of Supervisors ("Board") of the Winslow's Point Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 10:00 a.m., at Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850 on the following dates: October 3, 2025 November 7, 2025 December 5, 2025 January 2, 2026 February 6, 2026 March 6, 2026 April 3, 2026 May 1, 2026 June 5, 2026 July 3, 2026 August 7, 2026 September 4, 2026 The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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 19, 2025		NOTICE OF FISCAL YEAR 2026 MEETINGS The Board of Supervisors ("Board") of the Stuart Crossing Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026, at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809 on the following dates: October 6, 2025 November 3, 2025 December 1, 2025 January 5, 2026 February 2, 2026 March 2, 2026 April 6, 2026 May 4, 2026 June 1, 2026 July 6, 2026 August 3, 2026 The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website at https://stuartcrossinggcd.net/ . There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager September 19, 2025	

--- PUBLIC SALES / SALES ---

FIRST INSERTION

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

CASE NO.: 2023-CA-003718
NEXUS NOVA LLC,
Plaintiff, vs.
ANDRES FELIPE VASQUEZ
SALCEDO, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIV-
EN pursuant to the Amended Final
Judgment of Foreclosure entered on
September 1, 2025 in Case No. 2023-
CA-003718 of the Circuit Court of
the Tenth Judicial Circuit, in and for
Polk County, Florida, wherein NEXUS
NOVA LLC is Plaintiff, and ANDRES
FELIPE VASQUEZ SALCEDO, CAR-
OLINA HENAO, VILLAMAR PHASE
3 HOMEOWNERS ASSOCIATION,
INC., UNKNOWN TENANT #1 NKA
INDIRA CRESPO, and UNKNOWN
TENANT #2 NKA DANIEL CRESPO
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
7th day of October, 2025, in ac-
cordance with Section 45.031(10), Florida
Statutes, and pursuant to Administra-
tive Order No 3-15.16, the following
described property as set forth in said
Final Judgment, to wit:

LOT 208, VILLAMAR PHASE
3, ACCORDING TO THE
PLAT AS RECORDED IN
PLAT BOOK 186, PAGES 41

THROUGH 47, OF THE PUB-
LIC RECORDS OF POLK
COUNTY, FLORIDA.
Also known as 2302 BRASSIE
COURT, WINTER HAVEN, FL
33884

together with all existing or subse-
quently erected or affixed buildings,
improvements and fixtures.

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

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court 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 15th day of September
2025
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP,
6801 Lake Worth Road, Suite 100E,
Greenacres, FL 33467,
Telephone: 561-507-5252
E-mail: pleadings@sokrem.com,
Counsel for Plaintiff
September 19, 26, 2025 25-01389K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA002514000000
PLANET HOME LENDING, LLC,
Plaintiff, VS.
ASHLEY BOWE; ANDREW
OPHER; UNITED STATES OF
AMERICA - DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT; SANDY RIDGE
HOMEOWNERS ASSOCIATION
OF POLK COUNTY INC.;
UNKNOWN TENANT #1 N/K/A
LISA OPPER; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on September 10, 2025 in
Civil Case No. 2024CA002514000000,
of the Circuit Court of the TENTH Ju-
dicial Circuit in and for Polk County,
Florida, wherein, PLANET HOME
LENDING, LLC is the Plaintiff, and
ASHLEY BOWE; ANDREW OPPER;
UNITED STATES OF AMERICA -
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT; SANDY
RIDGE HOMEOWNERS ASSO-
CIATION OF POLK COUNTY INC.;
UNKNOWN TENANT #1 N/K/A
LISA OPPER; ANY AND ALL UN-
KNOWN PARTIES CLAIMING BY,
THROUGH, UNDER AND AGAINST
THE HEREIN NAMED INDIVIDU-
AL DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Stacy M.
Butterfield, CPA will sell to the high-
est bidder for cash at www.polk.
realforeclose.com on November 10,
2025 at 10:00:00 AM EST the follow-
ing described real property as set forth
in said Final Judgment, to wit:

LOT 165, SANDY RIDGE
PHASE 1, ACCORDING TO
THE PLAT THEREOF RE-
CORDED IN PLAT BOOK
124, PAGES 39 THROUGH 47,
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 be-
fore the clerk reports the surplus as
unclaimed.

If you are a person with a disabil-
ity 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 Av-
enue, 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 this 15th day of September,
2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: John J. Cullaro
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1190-1526B
September 19, 26, 2025 25-01401K

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW PURSUANT TO
SECTION 865.09,
FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that
MAYRA BEATRIZ ARENCIBIA will
engage in business under the fictitious
name PITI CHAO TO GO, with a

physical address 2730 KO Blvd Lake-
land, Florida 33809, with a mailing
address 2730 KO Blvd Lakeland,
Florida 33809, and already registered
the name mentioned above with the
Florida Department of State, Division
of Corporations.
September 19, 2025 25-01397K

FIRST INSERTION

NOTICE OF PUBLIC SALE:
NOTICE IS HEREBY GIVEN THAT
ON 10/11/2025 AT 08:00 AM THE
FOLLOWING VEHICLES(S) MAY
BE SOLD AT PUBLIC SALE PUR-
SUANT TO FLORIDA STATUTE
713.585. NAME: MIF WORLD

FLEET FACILITY 3C6TRVDG-
4GE119752 2016 RAM PROMAS-
TER 11047.89 TEL: 813-697-1791
MV#: MV114690 LOCATION: 1160
POLK CITY RD HAINES CITY FL
33844 /
September 19, 2025 25-01382K

FIRST INSERTION

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

CASE NO.: 2024CA004535000000
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR SECURITIZED ASSET
BACKED RECEIVABLES LLC
TRUST 2007-BR2, MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2007-BR2,
Plaintiff, vs.
MICHAEL B. WILLIAMS;
UNKNOWN SPOUSE OF
MICHAEL B. WILLIAMS;
DISCOVER BANK,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN
pursuant to the order of Consent Sum-
mary Final Judgment of Foreclosure
dated September 5, 2025, and entered
in Case No. 2024CA004535000000 of
the Circuit Court of the 10TH Judicial
Circuit in and for Polk County, Florida,
wherein DEUTSCHE BANK NATION-
AL TRUST COMPANY, as Trustee for
SECURITIZED ASSET BACKED RE-
CEIVABLES LLC TRUST 2007-BR2,
MORTGAGE PASS-THROUGH CER-
TIFICATES, SERIES 2007-BR2, is
Plaintiff and Michael B. Williams; Un-
known Spouse of Michael B. Williams;
Discover Bank, are Defendants, the Of-
fice of the Clerk, Polk County Clerk of
the Court will sell via online auction at
www.polk.realforeclose.com at 10:00
A.M. on the 9th day of October, 2025,
the following described property as set
forth in said Final Judgment, to wit:

THE NORTH 75 FEET OF
THE SOUTH 760.16 FEET
OF THE EAST 110 FEET OF

THE NW 1/4 OF THE NE 1/4
OF SECTION 27, TOWNSHIP
29 SOUTH, RANGE 25 EAST,
POLK COUNTY, FLORIDA,
LESS THE EAST 10 FEET FOR
PUBLIC ROAD.
Property Address: 2911 North
91 Mine Road, Bartow, Florida
33830

and all fixtures and personal property
located therein or thereon, which are
included as security in Plaintiff's mort-
gage.

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

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court 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: 09/16/2025
McCabe, Weisberg & Conway, LLC
By: /s/ Christopher Evans
Christopher Robert Evans, Esq.
Fl Bar No. 105887
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
MWC File No. 22-400555
September 19, 26, 2025 25-01402K

Q&A

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT

Legals.BusinessObserverFL.com

To publish your legal notice Email:

legal@businessobserverfl.com

LV18237_V20

WE

W

A

S

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

BusinessObserver

LV20906_V20

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

BusinessObserver

LV20878_V17

ACTIONS / SALES---

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 2024-CA-002369 CITIBANK, N.A. AS TRUSTEE FOR EFMT 2022-4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2022-4, Plaintiff, vs. FREEDOM FLIPPING ACADEMY, LLC; JEANS FARAH GASTON; UNKNOWN TENANT #1; UNKNOWN TENANT #2; UNKNOWN TENANT #3; UNKNOWN TENANT # 4; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on August 25, 2025, in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, STACY M. BUTTERFIELD, CPA, the Clerk of Court will on OCTOBER 24, 2025 at 10:00 a.m. at http://www.polk.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk County, Florida:</p> <p>LOT 13, BLOCK A, STANLEY &</p>	<p>TYLERS ADDITION TO BARTOW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 5 FEET THEREOF.</p> <p>Property Address: 330 W STANFORD STREET, BARTOW, FL 33830</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: September 10, 2025</p> <p>/s/ Annalise Hayes DeLuca Annalise Hayes DeLuca, Esq. Florida Bar No. 116897 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Facsimile: (404) 745-8121 Email: adeluca@mtglaw.com E-Service: servicesfl@mtglaw.com September 19, 26, 2025 25-01372K</p>

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</p> <p>CASE NO.:</p> <p>532024CA003822000000 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PRPM 2023-NQM2, Plaintiff, v. JOHNIE ALAN HENDERSON, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 9, 2025 and entered in Case No. 532024CA003822000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JOHNIE ALAN HENDERSON, 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 14, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 22, BLOCK "B", COLLEGE HEIGHTS, COKER AND BUG-BEE ADDITION TO WINTER HAVEN, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 78, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>and commonly known as: 415 AVENUE EAST SOUTHEAST, WINTER HAVEN, FL 33880 (the "Property").</p> <p>ANY PERSON CLAIMING AN IN-</p>	<p>TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</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>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 Johan 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 Jimmy Edwards, Esq. FL Bar No.: 81855 fcpleadings@ghidotiberger.com September 19, 26, 2025 25-01373K</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2023CA004620000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANTONIO GABRIEL FERNANDEZ BARRIOS AND XIOMARA ALEJANDRO GARAY, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 20, 2025, and entered in 2023CA004620000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ANTONIO GABRIEL FERNANDEZ BARRIOS; XIOMARA ALEJANDRO GARAY; THE UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; NEWSPRING ACCEPTANCE CORPORATION 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 October 07, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 15, BLOCK 3087, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52,</p>	<p>INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Property Address: 880 COLVILLE DR, POINCIANA, FL 34759</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 12 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 23-108463 - NaC September 19, 26, 2025 25-01375K</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY</p> <p>GENERAL CIVIL DIVISION</p> <p>Case No.:</p> <p>2025CA-002524-A000-BA MONTICELLI AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CARLOS RAMOS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants,</p> <p>TO: Carlos Ramos 467 Monticelli Dr Haines City, FL 33884</p> <p>YOU ARE NOTIFIED that an action to enforce a lien on the following property in Polk County, Florida:</p> <p>Lot 17, MONTICELLI AT TOWER LAKE, according to the plat thereof recorded in Plat Book 165, Pages 1 and 2, of the Public Records of Polk County, Florida.</p> <p>Parcel I.D. No.: 27-27-17-741013-000170 a/k/a 467 MONTICELLI DR</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before</p>	<p>Oct. 17, 2025, (no later than 30 days from the date of first publication of this notice of action), and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Publishing is to take place for two (2) consecutive weeks in the Business Observer.</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>Signed on this SEP 10, 2025.</p> <p>STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT BY: /s/ Asuncion Nieves Deputy Clerk</p> <p>Shannon L. Zetrouer, Esq., the Plaintiff's attorney, 4100 Central Avenue, St. Petersburg, FL 33711 September 19, 26, 2025 25-01390K</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO.: 2023CA004321000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THOMAS J. MIX; VERONICA L. TOMB; MIDFLORIDA CREDIT UNION; UNKNOWN TENANT #1; UNKNOWN TENANT #2; CREDIT ACCEPTANCE CORPORATION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 3, 2025 in Civil Case No. 2023CA004321000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and THOMAS J. MIX; VERONICA L. TOMB; MIDFLORIDA CREDIT UNION; UNKNOWN TENANT #1; UNKNOWN TENANT #2; CREDIT ACCEPTANCE CORPORATION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on November 4, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOTS 55, 56, 57 AND 58, LESS THE WEST 12.5 FEET OF LOT 55, OF FRUITLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LESS THE SOUTH 65 FEET THEREOF.</p> <p>TOGETHER WITH THAT CERTAIN 1985 SPRI MOBILE HOME WITH VIN #S GB1CS21358A & GB1CS21358B, WHICH HAVE BEEN PERMANENTLY AFFIXED TO THE PROPERTY.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 9th day of September, 2025.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1681B September 19, 26, 2025 25-01371K</p>	

FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO: 2024CA000322000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN C FRIEND SR, A/K/A JOHNNY FRIEND, DECEASED, et al, Defendant(s).</p> <p>NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on August 25, 2025 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on October 9, 2025 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:</p> <p>THE NORTH 110 FEET OF THE SOUTH 220 FEET OF THE EAST 220 FEET OF THE WEST 440 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 26, EAST, POLK COUNTY, FLORIDA, LESS THE WEST 30 FEET THEREOF FOR ROAD RIGHT OF WAY, ALSO KNOWN AS</p>	<p>LOT 3 OF FOX RUN SUBDIVISION, UNRECORDED.</p> <p>Property Address: 192 Hadden Lane, Bartow, FL 33830</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: September 15, 2025</p> <p>/s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairo, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwbaw.com E-mail: kcchurch@qpwbaw.com Attorney for Plaintiff Matter # FL-003856-23 - Case # 2024CA000322000000 September 19, 26, 2025 25-01388K</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA</p> <p>Case No. 2025 CA 002784 21ST MORTGAGE CORPORATION, Plaintiff, vs. MICHAEL SHAWN KORNIKOWSKI; UNKNOWN SPOUSE OF MICHAEL SHAWN KORNIKOWSKI; SUSAN KORNIKOWSKI; CITRUS RIDGE NEIGHBORHOOD ASSOCIATION, INC. and UNKNOWN TENANT Defendant.</p> <p>TO: MICHAEL SHAWN KORNIKOWSKI and UNKNOWN SPOUSE OF MICHAEL SHAWN KORNIKOWSKI last known address, 367 Citrus Ridge Dr., Davenport, FL 33837</p> <p>Notice is hereby given to MICHAEL SHAWN KORNIKOWSKI and UNKNOWN SPOUSE OF MICHAEL SHAWN KORNIKOWSKI that an action of foreclosure on the following property in Polk County, Florida:</p> <p>LOT 367, CITRUS RIDGE PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE(S) 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>TOGETHER WITH A 1988 CHARLAMOR 396 SQ. FT. MODEL MANUFACTURED HOME BEARING SERIAL NO.: CE10CFL0803870655.</p>	<p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before October 20, 2025 and file the original with the clerk of the 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.</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>10/20/2025 Default Date DATED ON SEP 12 2025.</p> <p>Stacy M. Butterfield County Clerk of Circuit Court (SEAL) By: Ruthy Pacheco Deputy Clerk</p> <p>Leslie S. White, Esquire, the Plaintiff's attorney, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 September 19, 26, 2025 25-01384K</p>

FIRST INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO.</p> <p>532025CA002831A000BA U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. KENNETH RANDALL SCIACCA A/K/A KENNETH R. SCIACCA AND ROSAURA SCIACCA, et al, Defendant(s),</p> <p>TO: ROSAURA SCIACCA, UNKNOWN SPOUSE OF ROSAURA SCIACCA, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 71, SUNSHINE TREE PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 22, 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 written defenses, if any, to it on counsel for</p>	<p>Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 10/23/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court at Polk County, Florida, this 16 day of Sept., 2025.</p> <p>Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: ASUNCION NIEVES DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-288881 September 19, 26, 2025 25-01411K</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION</p> <p>CASE NO.: 2025CA002107A000BA MCLP ASSET COMPANY, INC. Plaintiff(s), vs. NANCY A. FEENERA/K/A NANCY FEENER; ERIK ROMANOWSKY; MICROF LLC; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF ARNO ROMANOWSKY AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF ARNO ROMANOWSKY; THE UNKNOWN SPOUSE OF NANCY A. FEENER A/K/A NANCY FEENER; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).</p> <p>TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF ARNO ROMANOWSKY AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS</p> <p>LAST KNOWN ADDRESS: UNKNOWN</p> <p>CURRENT ADDRESS: UNKNOWN</p> <p>YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:</p> <p>Lot 4, Hills of Lake Elbert, Unit No. 2, according to map or plat</p>	<p>thereof as recorded in Plat Book 45, Page 1, Public Records of Polk County, Florida..</p> <p>Property address: 607 14th Street Northeast, Winter Haven, FL 33881</p> <p>You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.</p> <p>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>10/6/2025 Default date DATED this the day of AUG 27, 2025.</p> <p>CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Ruthy Pacheco Deputy Clerk</p> <p>Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-000905-1 September 19, 26, 2025 25-01376K</p>

--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC WORKSHOPS FOR FISCAL YEAR 2026

The Board of Supervisors ("Board") of the Solterra Resort Community Development District will hold their regular public workshops for Fiscal Year 2026 via Microsoft Teams, link join to meetings are available on the District Website [https://www.solterraresortcdd.org], at 6:00 P.M. on the dates listed below, unless otherwise indicated as follows:

- October 16, 2025
- November 13, 2025
- December 11, 2025
- January 15, 2026
- February 19, 2026
- March 19, 2026
- April 16, 2026
- May 14, 2026
- June 18, 2026
- July 16, 2026
- August 20, 2026
- September 17, 2026

Members of the public may also attend the public workshops in person at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837. The purpose of the public workshops is to discuss ongoing matters of the District.

The public workshops are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public workshops may be continued to a date, time, and place to be specified on the record at such public workshop. There may be occasions when Board Supervisors or District staff may participate by speaker telephone.

Any person requiring special accommodations at the public workshops because of a disability or physical impairment should contact the District Manager, Rizzetta & Company, Inc., located at 8529 South Park Circle, Suite 330, Orlando, Florida 32819, Ph: (407) 472-2471 ("District Manager's Office") during normal business hours. 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.

No Board decisions shall be made at the public workshop. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter considered at the public workshops 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 Brian Mendes

September 19, 202525-01379K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: OCTOBER 27TH 2025 JAIMES COLLISION CENTER INC 22491 US HIGHWAY 27 LAKE WALES FL 33859 (863)676-3426 MV51160, 2006 TOYOTA 4T1B-K36B46U136173 \$8,107.05. TOOGLE INDUSTRIES LLC DBA: THOMPSONS AUTO CLINIC 127 N LAKE PARKER AVE LAKELAND FL 33801 (786)328-1288 MV103108, 2011 HONDA 5FNYF4H64BB007331 \$1,028.92, 2015 BMW WBA1M1C59FVZ99359 \$6,535.45, 2013 VOLKSWAGEN VVWBP7ANXD558146 \$1,992.30, 2012 BMW 5UXZV4C50CL751527 \$3,309.08.

September 19, 202525-01400K

FIRST INSERTION

PUBLIC NOTICE

Stellar Development, Inc is soliciting the participation of Certified Disadvantaged Business Enterprise firms in response to the FDOT DBE requirements for the following projects:

Bartow Executive Airport Entrance Road Phase I Pricing must be received by September 23, 2025

Any DBE firms interested in participating in this project are requested to contact Stellar Development, Inc. at www.stellarge.com or email tiffany@stellarge.com The project involves constructing a new mail facility, pavement markings, updating driveway connections, implementing drainage improvements, installing lighting along airport road and installing new fencing to enhance safety and efficiency.

September 19, 202525-01381K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2024-CA-003546-000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHELLE, JOHNSON, DECEASED; POLK COUNTY, FLORIDA; DORIS BIZZELL; RENNEE DUDLEY; LATONYA JOHNSON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: DORIS BIZZELL Last Known Address 2462 13th Ave N Bldg 6 Apt 104 St Petersburg, FL 33713 Current Residence is Unknown TO: LATONYA JOHNSON Last Known Address 2730 62nd Ave S St Petersburg, FL 33712 Current Residence is Unknown TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHELLE, JOHNSON, DECEASED RESIDENCES UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-

FIRST INSERTION

RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Reserve at Van Oaks Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809 on the following dates:

- October 6, 2025
- November 3, 2025
- December 1, 2025
- January 5, 2026
- February 2, 2026
- March 2, 2026
- April 6, 2026
- May 4, 2026
- June 1, 2026
- July 6, 2026
- August 3, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the office of the

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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,

ing described property in Polk County, Florida:

LOT 110, GORDON HEIGHTS PHASE 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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.

Default Date: Oct. 16, 2025 DATED ON SEP 09, 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By: A. Nieves As Deputy Clerk

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1463-203318 / ME2 September 19, 26, 202525-01404K

District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 during normal business hours or by visiting the District's website, https://reservatvan oakscdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

September 19, 202525-01410K

SUBSEQUENT INSERTIONS

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

SECOND 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, 202525-01369K

SECOND 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 Devisees of Lawrence Alan Stephens, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees 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, 202525-01370K

SECOND 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

SECOND INSERTION

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

Case No. 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, 202525-01363K

SECOND 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

SECOND 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, 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 12, 2025.

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: jrivers@hnh-law.com September 12, 19, 202525-01341K

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: pamelahawkins@orl-law.com September 12, 19, 202525-01358K

SAVE TIME



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

SECOND 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 NOTICED 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
THIRD INSERTION
NOTICE OF ACTION OF PUBLICATION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA Family Law Division Case No: 2025DR005828 SEC. 02 In Re: The Matter Of: AMINTA XIOMARA GRANADOS HERNANDEZ, Petitioner, And VICTOR HUGO MARTINEZ FLORES, Respondent. TO: VICTOR HUGO MARTINEZ FLORES (last known address) 12130 S. US Hwy 41, Lot 54 Gibsonton, FL (Whereabouts unknown) YOU ARE NOTIFIED that an action for Petition to Establish a Parenting Plan and Secure Passport Services, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Kevin Fuller, Esquire of The Law Firm of Ayo and Iken, PLC, Respondent's attorney, whose address is 703 W. Bay St., Tampa, FL 33606, on or before SEPTEMBER 26, 2025, and file the original with the Clerk of this Court located at Polk County Courthouse, 255 N. Broadway Ave, Bartow, FL 33830, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition. If you fail to do so, a default may be entered against you for the relief demanded in the Petition WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's Office notified of your current address. You may file Designation of Current Mailing and E-Mail Address, Florida. Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's Office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 08/18/2025 STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) By: Shari Reed Deputy Clerk The Law Firm of Ayo and Iken, PLC, Respondent's attorney, 703 W. Bay St., Tampa, FL 33606 Sept. 5, 12, 19, 26, 2025 25-01317K

SECOND INSERTION
NOTICE OF PUBLIC SALE The following personal property of DE-NISE 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

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA CASE NO.: 16-2025-DR-013521 DIVISION: FM-B IN RE: THE MATTER OF MELONIE D. MILLER, Petitioner/Mother, and NORMAN L. JACOBS, Respondent/Father. TO: Norman Jacobs Last Known Address 413 Ave. O SE Winter Haven, FL 33880 YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner, MELONIE D. MILLER, c/o Ian C. Hurley, Esquire, 1542 Gleggarry Rd., Jacksonville, FL 32207 on or before 10/9/2025, and file the original with the clerk of this court before service on Petitioner or immediately thereafter. If you fail to do so, a default may be en-

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 25-CA-3100 TROPICANA DRIVE LAND TRUST, By: Fubar Assets, LLC, as Trustee, Plaintiffs, v. ORIN GREENE, PETAL GREENE, and PAUL WEGLIICKI, Defendants. STATE OF FLORIDA To: ORIN GREENE, PETAL GREENE, and PAUL WEGLIICKI YOU ARE NOTIFIED that an action to quiet title to the following property in Polk County, Florida: Lot 5 Block 377 INDIAN LAKES ESTATES UNIT 14, according to the Plat thereof recorded in Plat Book 40, Page 21, of the Public Records of Polk County, Florida Account 303118-994140-037705 Lot 3 Block 384 INDIAN LAKE ESTATES UNIT 14, according to the Plat thereof recorded in Plat Book 40, Page 21, of the Public Records of Polk County, Florida Account 303118-994140-038403 has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 25-CA-2921 POLK CITY LAND TRUST and CALENDULA DRIVE LAND TRUST, By: Federico-Stopa Holdings, LLC, as Trustee, Plaintiff, v. LUIS A. RODRIGUEZ, JOVINO RODRIGUEZ, MAURICE MCBEAN, ZENEN CASTRO-RIVERA, JUAN MANUEL FERNANDEZ-PARIS, MERCEDES TODD-GAMBLE, and RONNIE GAMBLE, Defendants. STATE OF FLORIDA To: LUIS A. RODRIGUEZ, JOVINO RODRIGUEZ, MAURICE MCBEAN, ZENEN CASTRO-RIVERA, JUAN MANUEL FERNANDEZ-PARIS, MERCEDES TODD-GAMBLE, and RONNIE GAMBLE, YOU ARE NOTIFIED that an action to quiet title to the following property in Polk County, Florida: Block 5, Lot 154: the N1/2 of the S1/2 of the SW1/4 of the NW1/4 of the NE1/4 of Section 32, Township 24 South, Range 25 East Block 5, Lot 155: the S1/2 of the E1/2 of the N1/2 of the SW1/4 of the NW1/4 of the NE1/4 of Section 32, Township 24 South, Range 25 East Lot 11 Block 313 INDIAN LAKES ESTATES UNIT 9, according to the Plat thereof recorded in Plat Book 40, Page 42, of the Public Records of Polk County, Florida Lot 8 Block 381 INDIAN LAKE ESTATES UNIT 14, according to the Plat thereof recorded in Plat

SECOND 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.: 0011117113 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

FOURTH INSERTION
tered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. Dated: 8/25/2025. Jody Phillips CLERK OF THE CIRCUIT COURT (SEAL) By: Monet Whatley {Deputy Clerk} MELONIE D. MILLER, c/o Ian C. Hurley, Esquire, 1542 Gleggarry Rd., Jacksonville, FL 32207 Aug. 29; Sept. 5, 12, 19, 2025 25-01292K

FOURTH INSERTION
Court and to serve a copy on or before 9/29/2025 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 20 day of August, 2025. Stacy M. Butterfield CLERK OF THE COURT (SEAL) By: Ruthy Pacheco Deputy Clerk Vestalia Aylsworth, Esq., Plaintiff's attorney, 21101 SW 198th Ave, Miami, FL 33187 Aug. 29; Sept. 5, 12, 19, 2025 25-01287K

FOURTH INSERTION
Book 40, Page 21, of the Public Records of Polk County, Florida Lot 14 Block 381 INDIAN LAKE ESTATES UNIT 14, according to the Plat thereof recorded in Plat Book 40, Page 21, of the Public Records of Polk County, Florida has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before 9-29-2025 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 22nd day of August, 2025. Stacy M. Butterfield CLERK OF THE COURT (SEAL) A. Nieves Deputy Clerk Vestalia Aylsworth, Esq., Plaintiff's attorney, 21101 SW 198th Ave, Miami, FL 33187 Aug. 29; Sept. 5, 12, 19, 2025 25-01293K

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, DEVISEES, 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 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

SECOND INSERTION
CLEAR SPRINGS STEWARDSHIP DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors (“Board”) of the Clear Springs Stewardship District (“District”) will hold a public hearing and regular meeting as follows: DATE: September 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://clearspringsstewardshipdistrict.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

SECOND 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, DEVISEES, 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. 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,
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,
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, DEVISEES, 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-

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
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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
SECOND 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, 2025 25-01352K

ACTIONS / SALES---

SECOND 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

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

SECOND 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>

SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 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 RECORDS OF POLK COUNTY, FLORIDA, and commonly known as: 2912 WOODCREST LANE, LAKELAND, FL 33805 (the "Property").</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 WITHIN 60 DAYS AFTER THE SALE.</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>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</p>

SECOND 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 RECORDED IN PLAT BOOK 91, PAGE 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>/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 23-07096FL September 12, 19, 2025 25-01334K</p>

SECOND 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 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.</p> <p>/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</p>

SECOND 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, DAVENPORT, FL 33837</p> <p>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.</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 04 day of September 2025.</p> <p>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</p>

SECOND 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 in Plat Book 183, Pages 1 through 5, of the Public Records of Polk County, Florida.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>/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 23-08175FL September 12, 19, 2025 25-01335K</p>

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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2024CA004391000000 MORTGAGE ASSETS MANAGEMENT, LLC,</p> <p>Plaintiff, vs.</p> <p>DAVID SHEPARD JR. AND DWAYNE STEVEN HENRY, et al.</p> <p>Defendant(s).</p> <p>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, wherein MORTGAGE ASSETS MANAGEMENT, 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 DEVELOPMENT 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 described property as set forth in said Final Judgment, to wit:</p> <p>LOT 19, BLOCK 2, FRESCO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUN-</p>	<p>TY, FLORIDA.</p> <p>Property Address: 334 JEWELL ST, LAKE WALES, FL 33853</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 8 day of September, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: flmail@raslg.com</p> <p>By: /s/ Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: dsalem@raslg.com</p> <p>24-246711 - ErS</p> <p>September 12, 19, 2025 25-01354K</p>	<p>a/k/a 635 LAKE HOLLOWAY BLVD, LAKELAND, FL 33801-6019</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated at St. Petersburg, Florida this 3 day of September, 2025.</p> <p>eXL Legal, PLLC</p> <p>Designated Email Address: efilling@xllegal.com</p> <p>12425 28th Street North, Suite 200</p> <p>St. Petersburg, FL 33716</p> <p>Telephone No. (727) 536-4911</p> <p>Attorney for the Plaintiff</p> <p>/s/ Peter E. Lanning</p> <p>Peter E. Lanning</p> <p>FL Bar: 562221</p> <p>1000010685</p> <p>September 12, 19, 2025 25-01351K</p>
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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2023CA005120000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,</p> <p>Plaintiff, vs.</p> <p>THOMAS BALLI A/K/A THOMAS CHRISTOPHER BALLI A/K/A THOMAS CHRISTOPHER BALLI, et al.,</p> <p>Defendant.</p> <p>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</p>	<p>Judgment, to-wit:</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>/s/ Robyn Katz</p> <p>Robyn Katz, Esq.</p> <p>McCalla Raymer Leibert Pierce, LLP</p> <p>Attorney for Plaintiff</p> <p>225 East Robinson Street, Suite 155</p> <p>Orlando, FL 32801</p> <p>Phone: (407) 674-1850</p> <p>Fax: (321) 248-0420</p> <p>Email: MRService@mccalla.com</p> <p>Fla. Bar No.: 146803</p> <p>23-06399FL</p> <p>September 12, 19, 2025 25-01333K</p>	<p>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.</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 with the Clerk of Court within 60 days after the sale.</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>Respectfully Submitted,</p> <p>LEHTINEN SCHULTZ, PLLC</p> <p>Attorneys for Plaintiffs</p> <p>Cornelia Wolf and Joerg Hagemann</p> <p>1200 Brickell Avenue, Suite 507</p> <p>Miami, FL 33131</p> <p>Tel: 305 760 8544 Fax: 305 356 5720</p> <p>Email: criedi@lehtinen-schultz.com</p> <p>By: /s/ Claudio Riedi</p> <p>CLAUDIO RIEDI, ESQ.</p> <p>Florida Bar No.: 984930</p> <p>September 12, 19, 2025 25-01348K</p>

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<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION</p> <p>CASE NO. 532023CA006279000000 CITADEL SERVICING CORPORATION,</p> <p>Plaintiff, vs.</p> <p>1027 FANTASY LLC; EMMANUEL MOHAMMED; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,</p> <p>Defendant(s)</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 7, 2025 and entered</p>	<p>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:</p> <p>LOT 1, FANTASY ISLAND RESORT ORLANDO, ACCORD-</p>	<p>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 9th day of September 2025.</p> <p>Marc Granger, Esq.</p> <p>Bar. No.: 146870</p> <p>Kahane & Associates, P.A.</p> <p>1619 NW 136th Avenue, Suite D-220</p> <p>Sunrise, Florida 33323</p> <p>Telephone: (954) 382-3486</p> <p>Telefacsimile: (954) 382-5380</p> <p>Designated service email: notice@kahaneandassociates.com</p> <p>File No.: 23-01307 CSC</p> <p>V6.20190626</p> <p>September 12, 19, 2025 25-01362K</p>
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<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>PROBATE FILE NO. 532025CP002489A000BA</p> <p>IN RE: Estate of JEFFREY I. SOCKIN, Deceased.</p> <p>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</p>	<p>names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent</p>	<p>notice is September 12, 2025.</p> <p>Personal Representative:</p> <p>/s/ Jessica Buttacavoli</p> <p>Jessica Buttacavoli, Petitioner</p> <p>7137 Summit Drive</p> <p>Winter Haven, FL 33884</p> <p>Attorney for Personal Representative:</p> <p>/s/ Amy L. Phillips</p> <p>AMY L. PHILLIPS</p> <p>Attorney for the Personal Representative</p> <p>Florida Bar No. 91682</p> <p>P.O. Box 4397</p> <p>Winter Haven, FL 33885</p> <p>(863) 268-8292</p> <p>amy@amyphillipspllc.com</p> <p>September 12, 19, 2025 25-01364K</p>

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<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>CASE NO. 532024CA001334000000 LOANDEPOT.COM, LLC</p> <p>Plaintiff, v.</p> <p>ROY THOMAS; UNKNOWN SPOUSE OF ROY THOMAS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AQUA FINANCE, INC.; GOODLEAP, LLC; THE RIDGE AT SWAN LAKE HOMEOWNERS</p>	<p>ASSOCIATION, INC. Defendants.</p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 25, 2025, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:</p> <p>LOT 57, THE RIDGE AT SWAN LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 146,</p>	<p>PAGES 38 THROUGH 40, INCLOSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p> <p>a/k/a 1415 SWAN LAKE CIR, DUNDEE, FL 33838-4376</p> <p>at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on September 29, 2025 beginning at 10:00 AM.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p>
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<p>Dated at St. Petersburg, Florida this 3 day of September, 2025.</p> <p>eXL Legal, PLLC</p> <p>Designated Email Address: efilling@xllegal.com</p> <p>12425 28th Street North, Suite 200</p> <p>St. Petersburg, FL 33716</p> <p>Telephone No. (727) 536-4911</p> <p>Attorney for the Plaintiff</p> <p>/s/ Peter E. Lanning</p> <p>Peter E. Lanning</p> <p>FL Bar: 562221</p> <p>1000010033</p> <p>September 12, 19, 2025 25-01350K</p>	<p>Legal: TRACT NO. 10, SUNNYDELL FARMS (UNRECORDED), BEING IN AND A PART OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN EASTERLY ALONG THE NORTH SECTION LINE 2010 FEET TO THE POINT OF BEGINNING; CONTINUE EASTERLY 250 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST SECTION LINE, 710 FEET; THENCE SOUTHWESTERLY TO A POINT LYING 879 FEET FROM THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE WEST SECTION LINE, 879 FEET TO THE POINT OF BEGINNING, AND</p>	<p>BEGIN AT THE SOUTHWEST CORNER OF TRACT NO. 10 ABOVE AND RUN WESTERLY 1647.2 FEET; NORTHERLY 25 FEET; EASTERLY 1647.2 FEET; SOUTHERLY 25 FEET TO THE POINT OF BEGINNING.</p> <p>TOGETHER WITH A 2019 CMH MODEL MANUFACTURED HOME BEARING SERIAL NOS.: WHC025169GAA AND WHC025169GAB.</p> <p>NOTICE 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.</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>By: /s/ Leslie S. White</p> <p>Leslie S. White, for the firm</p> <p>Florida Bar No. 521078</p> <p>Telephone 407-841-1200</p> <p>Facsimile 407-423-1831</p> <p>primary email: lwhite@deanmead.com</p> <p>secondary email: caller@deanmead.com</p> <p>SEND MAIL TO:</p> <p>Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.</p> <p>Attn: Leslie S. White</p> <p>Post Office Box 2346</p> <p>Orlando, FL 32802-2346</p> <p>September 12, 19, 2025 25-01355K</p>