

POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Balanced by Melissa, located at 8727 Hinsdale Heights Dr., in the City of POLK CITY, County of Polk, State of FL, 33868, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 23 September, 2025.

Melissa Hartsell
8727 Hinsdale Heights Dr.
POLK CITY, FL 33868
September 26, 2025 25-01443K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Cellar Collective LLC, desiring to engage in business under the fictitious name of Ghost Somm Society located at 4070 S. Pipkin Road, Suite 1, Lakeland, FL 33811 intends to register the said name in Polk county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 26, 2025 25-01425K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Cellar Collective LLC, desiring to engage in business under the fictitious name of CAGE Reserve located at 4070 S. Pipkin Road, Suite 1, Lakeland, FL 33811 intends to register the said name in Polk county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 26, 2025 25-01424K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002541A000BA
IN RE: ESTATE OF
JAMES H. THRALLS,
Deceased.

The administration of the estate of JAMES H. THRALLS, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative's attorney are set forth below.

All 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's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 26, 2025.

Personal Representative:
THOMAS C. WALSER
4800 N. Federal Highway, Suite 108-D
Boca Raton, FL 33431
Attorney for Personal Representative:
Thomas C. Walsler, Esq.
E-mail Addresses:
info@walserlaw.com
twalsler@walserlaw.com
Florida Bar No. 381578
WALSER LAW FIRM
4800 N. Federal Highway, Suite 108-D
Boca Raton, Florida 33431
Telephone: (561) 750-1040
Sept. 26; Oct. 3, 2025 25-01422K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025CP-2868
IN RE: ESTATE OF
ZERNEY HOLLOWAY,
Deceased.

The administration of the estate of ZERNEY JAMES HOLLOWAY SR, deceased, whose date of death was January 21, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-9000. 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice: September 26, 2025.

Personal Representative
ROSE MARY HOLLOWAY
2350 4th St.
Mulberry, FL 33860
Attorney for Personal Representative
JULIE LANDRIGAN BALL, ESQ.
Florida Bar No.: 0768731
Post Office Box 3604
Lakeland, Florida 33802-3604
Telephone: 863-688-5200
Facsimile: 863-686-0777
Primary Email:
service@hardinpalaw.com
Sept. 26; Oct. 3, 2025 25-01432K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of PAUL EUGENE COMBS and LINDA LOU COMBS, will, on October 8, 2025, at 10:00 a.m., at 1000 South Clinch Lake Blvd., Lot #7, Frostproof, Polk County, Florida 33843; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1960 SCHU MOBILE HOME,
VIN: 59013, TITLE NO.:
0009192781
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#25107-909)
Sept. 26; Oct. 3, 2025 25-01433K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of EVERYTHING PARTY located at 337 Auburn Grove Xing, in the County of Polk, in the City of Auburndale, Florida 33823 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Auburndale, Florida, this 22nd day of September, 2025.

September 26, 2025 25-01442K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Hornbuckle Press located at 2314 Erikson Park Blvd, in the County of Polk, in the City of Auburndale, Florida 33823 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Auburndale, Florida, this 19th day of September, 2025.

Tammy Novak
September 26, 2025 25-01434K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 25CP-2865
IN RE: ESTATE OF
Shirley Denmark Barrett a/k/a
Shirley A. Barrett
deceased.

The administration of the estate of Shirley Denmark Barrett a/k/a Shirley A. Barrett, deceased, Case Number 25CP-2865, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002936A000BA
IN RE: ESTATE OF
FRANCES L BARNES,
Deceased.

The administration of the estate of FRANCES L BARNES, Deceased, whose date of death was April 25, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is September 26, 2025.

SUSAN KELLY,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
Sept. 26; Oct. 3, 2025 25-01439K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIRCUIT COURT - CIVIL DIVISION
CASE NUMBER: 2025-CA-003068
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

FIRST INSERTION

E-Mail Address: berryw@walkerandtudhope.com
Alt. E-Mail: suzette@walkerandtudhope.com
WITHIN 30 days from the first publication of this Notice of Action, 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 SEP 12, 2025
STACY M. BUTTERFIELD, CPA
as Clerk of the Court
By: /s/ Ruth Pacheco
As Deputy Clerk

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

FIRST INSERTION

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

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

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

The date of first publication of this notice is Sept 26, 2025.

/s/ **Sheila Ann Dixon a/k/a**
Sheila Ann Barrett Dixon
Personal Representative
Address: 1155 Bradbury Road,
Haines City, FL 33844
/s/ MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwllison.com
Attorney for Personal Representative
Sept. 26; Oct. 3, 2025 25-01431K

FIRST INSERTION

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

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

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

The date of first publication of this notice is September 26, 2025.

SUSAN KELLY,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
Sept. 26; Oct. 3, 2025 25-01439K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-002935-A000-BA
IN RE: ESTATE OF
JEANNINE MARIE BRACKIN
Deceased.

The administration of the estate of Jeannine Marie Brackin, deceased, whose date of death was July 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Westview South Community Development District ("District"), will hold regular meetings for Fiscal Year 2026 at 2:00 p.m., or as soon thereafter as the matter may be heard, at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, FL 34746 on the following dates:

October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 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 ob-

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP001435A000BA
Division PROBATE
IN RE: ESTATE OF
NANCY M. STEVENS
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Nancy M. Stevens, deceased, File Number 532025CP001435A000BA, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830; that the decedent's date of death was April 5, 2024; that the total value of the estate is \$622.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Theresa M. Stevens
37292 Dirickson Creek Road
Frankford, DE 19945

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-002935-A000-BA
IN RE: ESTATE OF
JEANNINE MARIE BRACKIN
Deceased.

The administration of the estate of Jeannine Marie Brackin, deceased, whose date of death was July 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

tained by contacting the office of the 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://westviewsouthcdd.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 26, 2025 25-01440K

FIRST INSERTION

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

The date of first publication of this Notice is September 26, 2025.

Person Giving Notice:
Theresa M. Stevens
37292 Dirickson Creek Road
Frankford, Delaware 19945
Attorney for Person Giving Notice
Alexandra Kane, Attorney
Florida Bar Number: 1039243
Goodwin Law, P.A.
9955 Tamiami Trail N, STE 4
Naples, Florida 34108
Telephone: (239) 207-3403
Fax: (239) 207-3403
E-Mail: alexandra@flestatelaw.com
Secondary E-Mail:
matt@flestatelaw.com
Sept. 26; Oct. 3, 2025 25-01448K

FIRST INSERTION

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 26, 2025.

Personal Representative:
Darlene R. Hayden
523 Dogtown Road
Townsend, Delaware 19734
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahal@straughtnturner.com
Sept. 26; Oct. 3, 2025 25-01438K

PUBLISH YOUR LEGAL NOTICE

Email
legal@businessobserverfl.com

Business Observer

PUBLIC SALES / ESTATE / SALES / ACTIONS --

FIRST INSERTION

NOTICE OF SALE

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

CASE NO. 2025-CA-1819

REAL REALTY SOLUTIONS, INC. PLAINTIFF, VS. GREENWOOD VOR INC., LIVING INTERIOR PLANT SERVICE INC. DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure dated September 18, 2025 and entered in Case Number 2025-CA-001819 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, wherein Real Realty Solutions Inc., is the Plaintiff and Greenwood VOR Inc., and Living Interior Plant Service Inc. are the Defendants. Stacy M. Butterfield as the Clerk of the Court will sell to the highest and best bidder for cash at <http://www.Polk.realforeclose.com>, at, on October 23, 2025, at 10:00 AM the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit:
LOT 156, Haines Ridge Phase 1 as recorded in Plat Book 150, Pages 7 through 11, inclusive, of the Public Records of Polk County, Florida, together with Affidavit of Surveyor recorded in Official Records Book 7792, Pages 661, of the Public Records

of Polk County, Florida. More commonly known as: 330 Gladesdale St., Haines City, FL. 33844 ("Property").

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

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

Dated Tuesday, September 23, 2025
Drew Corbin, Esq.
Florida Bar No. 1019183
The Law Office of Drew Corbin
6307 Staunton Drive
Holiday, Florida 34690
727-421-4154
Primary Email: dcorbin93@gmail.com
Pleadings Email: dcorbin1@gmail.com
Attorney for Plaintiff
Sept. 26; Oct. 3, 2025

25-01451K

25-01451K

FIRST INSERTION

LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Lowery Hills Community Development District (the "District"), will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., unless otherwise indicated, at the Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850 on the following dates

October 8, 2025

November 12, 2025

December 10, 2025 at 5:00 p.m.

January 14, 2026

February 11, 2026

March 11, 2026 at 5:00 p.m.

April 8, 2026

May 13, 2026

June 10, 2026

July 8, 2026

August 12, 2026

September 9, 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 from the office of the District

25-01453K

FIRST INSERTION

CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., unless otherwise indicated, at the Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850 on the following dates:

October 8, 2025

November 12, 2025

December 10, 2025 at 5:00 p.m.

January 14, 2026

February 11, 2026

March 11, 2026 at 5:00 p.m.

April 8, 2026

May 13, 2026

June 10, 2026

July 8, 2026

August 12, 2026

September 9, 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 from the office of the District

25-01454K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DAWN MARIE VARNER will, on October 9, 2025, at 9:00 a.m., at 545 Lake Henry Drive, Lot #545, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1985 KIRK MOBILE HOME, VIN: 14601495, TITLE NO.:

0041109650 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#11310-501)

Sept. 26; Oct. 3, 2025

25-01450K

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

10/29/2024, 11/2

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION

CASE NO. 53-2022-CA-001548

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-8, Plaintiff, vs. RICHARD DOLAN AND VERONICA DOLAN, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 24, 2025, and entered in 53-2022-CA-001548 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-8 is the Plaintiff and RICHARD DOLAN; ELIZABETH MARIE PANSEGRAU; UNKNOWN SPOUSE OF RICHARD DOLAN N/K/A VERONICA DOLAN; SUNRIDGE WOODS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 22, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 12, SUNRIDGE WOODS, PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF, AS RE-

CORDED IN PLAT BOOK 93, PAGES 31 THROUGH 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 426 WILD FORREST DR, DAVENPORT, FL 33837

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

IMPORTANT

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 23 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff
6409 Congress Ave., Suite 100 Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-011100 - MaM
Sept. 26; Oct. 3, 2025

25-01444K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA005491000000

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA17, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA17, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SCOTT R. DAVIES, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 13, 2025, and entered in 2023CA005491000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA17, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA17 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SCOTT R. DAVIES, DECEASED; MARGARET NICHOLS; POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; TRACEY MAURER; ASSOCIATION OF POINCIANA VILLAGES, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 13, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 17, BLOCK 1075, POINCIANA, NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, AND CORRECTED IN OFFICIAL RECORDS BOOK 1591, PAGE 614, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 311 DRUM CT, KISSIMMEE, FL 34759

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

IMPORTANT

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 23 day of September, 2025.

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff
6409 Congress Ave., Suite 100 Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
23-106041 - NaP
Sept. 26; Oct. 3, 2025

25-01445K

FIRST INSERTION

GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Groves at Lake Marion Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850 on the following dates:

October 8, 2025

November 12, 2025

December 10, 2025

January 14, 2026

February 11, 2026

March 11, 2026

April 8, 2026

May 13, 2026

June 10, 2026

July 8, 2026

August 12, 2026

September 9, 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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 53-2025CP-002915-A000-BA

Division 14

IN RE: ESTATE OF MARYSE YOLANDE GOULET

Deceased.

The administration of the estate of Maryse Yolande Goulet, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, 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 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 26, 2025.

Personal Representative: Melissa Ayres 2275 Roanoke Trail Reno, Nevada 89523

Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com
Sept. 26; Oct. 3, 2025

25-01447K

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY MEMBER

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

Case No.: 2025-DR-007113

Division: 01

ROCHELLE SPRAGUE O/B/O: Minor Children (R.S.M.) and (J.F.A-F), Petitioner and SAMANTHA JO FISHER, Respondent.

TO: {name of Respondent}
SAMANTHA JO FISHER
{Respondent's last known address}
UNKNOWN

YOU ARE NOTIFIED that an action for {identify the type of case} Petition for Temporary Custody by Extended Family Member has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} Counsel for Rochelle Sprague, Penter Holmes, Esq., whose address is legalresearch@outlook.com, on or before {date} 10/17/2025, and file the original with the clerk of this Court at {clerk's address} 255 N Broadway Ave, Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do

so, a default may be entered against you for the relief demanded in the petition. {If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} N/A

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: 09/08/2025.

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL.) By: Shari P. Reed {Deputy Clerk}
Sept. 26; Oct. 3, 10, 17, 2025

25-01421K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION

CASE NO. 2024CA004327000000

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH ANN GRIMES, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2025, and entered in 2024CA004327000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DARYL WAYNE CASON, DECEASED; JENNIFER ALVARIZA; GARY LEE MAZZEO 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 13, 2025, the following described property as set forth in said Final Judgment, to wit:
THE NORTH 15 FEET OF LOT 120 AND LOT 121, LESS THE NORTH 5 FEET

THEREOF, OF HIGHLAND FAIRWAYS PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A DOUBLEWIDE MOBILE HOME BEARING THE ID NOS. FLFLBA2AG11330937 AND FLFLBA2BG11330937, TITLE NOS. 43733191 AND 43733196, RP DECAL NO. R281049.

Property Address: 3208 PEBBLE BEND DRIVE, LAKELAND, FL 33810

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

IMPORTANT

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 23 day of September, 2025.

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff
6409 Congress Ave., Suite 100 Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-252396 - SaR
Sept. 26; Oct. 3, 2025

25-01446K

FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-006882 MCLP ASSET COMPANY, INC., Plaintiff, v. LLOYD A. MCLEGGAN, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated August 28, 2025, issued in and for Polk County, Florida, in Case No. 2023-CA-006882, wherein MCLP ASSET COMPANY, INC. is the Plaintiff, and CYNTHIA LORRAINE LOTT A/K/A CYNTHIA MCLEGGAN A/K/A CYNTHIA L. DIXON A/K/A CYNTHIA LOTT DIXON, LLOYD A. MCLEGGAN, REGINALD RASHAD BUSH A/K/A REGINALD R. BUSH, SR., KATORYA LATIA BUSH A/K/A KATORYA L. BUSH and HAMPTON HILLS SOUTH HOMEOWNERS ASSOCIATION, INC. are the Defendants. The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 27, 2025, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: LOT 1 IN BLOCK 16 OF HAMPTON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-		CORDED IN PLAT BOOK 140 AT PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 3605 Covington Ln, Lakeland, FL 33810 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: This 17th day of September, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com Sept. 26; Oct. 3, 202525-01414K		NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No.: 2024-CA-003924 REGIONS BANK, an Alabama state banking corporation, Plaintiff, v. SHARON DRIVE PROPERTIES LLC, a Florida limited liability company; COMPREHENSIVE HEALTH ORLANDO, INC., a Florida corporation; COMPREHENSIVE HEALTH X3 LLC, a Florida limited liability company; COMPREHENSIVE HEALTH X4 LLC, a Florida limited liability company; COMPREHENSIVE HEALTH X5 INC., a Florida limited liability company; COMPREHENSIVE HEALTH X6 LLC, a Florida limited liability company; RYAN JOHN NAUGHTIN, and AARON CHRISTOPHER WEBB, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure dated September 15, 2025 and filed September 16, 2025 ("Final Judgment") entered in Case No. 2024-CA-003924, of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein REGIONS BANK, is Plaintiff and SHARON DRIVE PROPERTIES LLC, COMPREHENSIVE HEALTH ORLANDO, INC., COMPREHENSIVE HEALTH X3 LLC, COMPREHENSIVE HEALTH X4 LLC, COMPREHENSIVE HEALTH X5 INC., COMPREHENSIVE HEALTH X6 LLC, RYAN JOHN NAUGHTIN and AARON CHRISTOPHER WEBB are Defendants. Stacy M. Butterfield, CPA, the Polk County Clerk of Courts & Comptroller, will sell to the highest and best bidder for cash at a public sale, on October 27, 2025 beginning at 10:00 a.m. EST conducted electronically via https://www.polk.realforeclose.com, after given notice as required by section 45.031 of Florida Statutes, the described property as set forth in said	
NOTICE OF SALE IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA Case No. 53-2024-CA-004787 21ST MORTGAGE CORPORATION, Plaintiff, vs. TIFFANY TANINCE HAWTHORNE; POLK COUNTY CLERK OF COURT; and UNKNOWN TENANT Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 22, 2025, entered in Case No.: 53-2024-CA-004787 of the Circuit Court in and for Polk County, Florida, wherein TIFFANY TANINCE HAWTHORNE, POLK COUNTY CLERK OF COURT, and UNKNOWN TENANT are the Defendants, that Stacy M. Butterfield, CPA, The Clerk of Court, will sell to the highest and best bidder for cash, conducted by electronic sale at website www.polk.realforeclose.com, on October 30, 2025 at 10:00 AM, the following described real property as set forth in the Final Judgment: Legal: LOT 29, ROBINSONS 2ND SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 2022 CHAMPION 56X26 MODEL MANUFACTURED HOME BEARING SERIAL NOS.: FL261-00P-H-B203046A AND FL261-00P-H-B203046B. 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. NOTICE If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. By: /s/ Leslie S. White Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: callender@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 5835052.v1 Sept. 26; Oct. 3, 202525-01415K		NOTICE OF SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2022-CC-004192 LAKE LUCERNE PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. LOURDES M. TORRES; JOSE A. MEDINA; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as: Lot 176 of LAKE LUCERNE PHASE 1, according to the Plat thereof as recorded in Plat Book 165, Page(s) 46, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. A/K/A 263 Lake Lucerne Way, Winter Haven, FL 33881 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on October 22, 2025. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532024CA003544000000 COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, Plaintiff, vs. DEMETRIC DESHAUN PHILLIPS, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 12, 2025 in Case No. 532024CA003544000000 in the Circuit Court in and for Polk County, Florida wherein COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and DEMETRIC DESHAUN PHILLIPS; LATISHA CARLETTA PHILLIPS, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on NOVEMBER 12, 2025. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit: LOT 25, COUNTRY WALK OF WINTER HAVEN PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 177, PAGES 7 AND 8,		OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA A/K/A: 3208 COUNTRY WALK CLUB CIRCLE, WINTER HAVEN, FL 33881. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: September 18, 2025 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flcgl.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 Sept. 26; Oct. 3, 202525-01416K		NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA-002990-0000-00 VIENNA SQUARE HOMEOWNERS' ASSOCIATION INC Plaintiff(s) VS. ERNEST A WENTWORTH, CLAIRE C WENTWORTH, UNKNOWN PARTIES IN POSSESSION Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on JULY 8, 2025, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: LOT 48, VIENNA SQUARE PHASE I, according to the map or plat thereof as recorded in Plat Book 143, Page(s) 36, Public Records of Polk County, Florida. to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 16TH day of OCTOBER, 2025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM	
NOTICE OF PUBLIC SALE The following personal property of GILBERTO GONZALEZ and NIRZAE L GONZALEZ will, on October 9, 2025 at 9:00 a.m. at 1701 W. Commerce Avenue, Lot #250, Haines City, Polk		County, Florida 33844; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1998 MERI MOBILE HOME, VIN: FLHMBFP133642424A, TITLE NO.: 0075487274, and		Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-1909) Sept. 26; Oct. 3, 202525-01455K	

FIRST INSERTION		FIRST INSERTION		FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45, FS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-003342 VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CHRISTIAN MESTRE-DAVILA, ET AL., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in favor of the Plaintiff dated the 12th day of September, 2025, entered in Case No.: 2024-CA-003342, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 a.m. on the 27th day of October, 2025, the following described property as set forth in the Summary Final Judgment, to wit: Lot 2, Block A, Villages at Bridgewater Village 5B, according to the map or plat thereof, as recorded in Plat Book 150, Page(s) 31 and 32, of the Public Records of Polk County, Florida.		in, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on October 21, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: September 22, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328728/1808262/wll Sept. 26; Oct. 3, 202525-01426K		NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2018 CA 004630 Division 15 R P FUNDING, INC. Plaintiff, vs. BRUCE Q. DOUGLAS SR, TIFFANY L. DOUGLAS, ELOISE COVE COMMUNITY ASSOCIATION, INC., STATE OF FLORIDA, DEPARTMENT OF REVENUE, SAMANTHA P. EBERTS, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on March 13, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as: LOT 16, ELOISE COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 1920 ELOISE COVE DRIVE, WINTER HAVEN, FL 33884; including the building, appurtenances, and fixtures located there-	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2022-CC-004192 LAKE LUCERNE PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. LOURDES M. TORRES; JOSE A. MEDINA; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as: Lot 176 of LAKE LUCERNE PHASE 1, according to the Plat thereof as recorded in Plat Book 165, Page(s) 46, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. A/K/A 263 Lake Lucerne Way, Winter Haven, FL 33881 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on October 22, 2025. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-		NOTICE OF SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2022-CC-004192 LAKE LUCERNE PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. LOURDES M. TORRES; JOSE A. MEDINA; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as: Lot 176 of LAKE LUCERNE PHASE 1, according to the Plat thereof as recorded in Plat Book 165, Page(s) 46, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. A/K/A 263 Lake Lucerne Way, Winter Haven, FL 33881 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on October 22, 2025. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-		NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA-002990-0000-00 VIENNA SQUARE HOMEOWNERS' ASSOCIATION INC Plaintiff(s) VS. ERNEST A WENTWORTH, CLAIRE C WENTWORTH, UNKNOWN PARTIES IN POSSESSION Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on JULY 8, 2025, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: LOT 48, VIENNA SQUARE PHASE I, according to the map or plat thereof as recorded in Plat Book 143, Page(s) 36, Public Records of Polk County, Florida. to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 16TH day of OCTOBER, 2025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532024CA003544000000 COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, Plaintiff, vs. DEMETRIC DESHAUN PHILLIPS, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 12, 2025 in Case No. 532024CA003544000000 in the Circuit Court in and for Polk County, Florida wherein COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and DEMETRIC DESHAUN PHILLIPS; LATISHA CARLETTA PHILLIPS, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on NOVEMBER 12, 2025. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit: LOT 25, COUNTRY WALK OF WINTER HAVEN PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 177, PAGES 7 AND 8,		OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA A/K/A: 3208 COUNTRY WALK CLUB CIRCLE, WINTER HAVEN, FL 33881. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: September 18, 2025 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flcgl.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 Sept. 26; Oct. 3, 202525-01416K		NOTICE OF SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2022-CC-004192 LAKE LUCERNE PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. LOURDES M. TORRES; JOSE A. MEDINA; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as: Lot 176 of LAKE LUCERNE PHASE 1, according to the Plat thereof as recorded in Plat Book 165, Page(s) 46, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. A/K/A 263 Lake Lucerne Way, Winter Haven, FL 33881 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on October 22, 2025. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-	
NOTICE OF PUBLIC SALE The following personal property of GILBERTO GONZALEZ and NIRZAE L GONZALEZ will, on October 9, 2025 at 9:00 a.m. at 1701 W. Commerce Avenue, Lot #250, Haines City, Polk		County, Florida 33844; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1998 MERI MOBILE HOME, VIN: FLHMBFP133642424A, TITLE NO.: 0075487274, and		Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-1909) Sept. 26; Oct. 3, 202525-01455K	

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NOTICE OF SALE PURSUANT TO CHAPTER 45, FS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-003342 VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CHRISTIAN MESTRE-DAVILA, ET AL., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in favor of the Plaintiff dated the 12th day of September, 2025, entered in Case No.: 2024-CA-003342, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 a.m. on the 27th day of October, 2025, the following described property as set forth in the Summary Final Judgment, to wit: Lot 2, Block A, Villages at Bridgewater Village 5B, according to the map or plat thereof, as recorded in Plat Book 150, Page(s) 31 and 32, of the Public Records of Polk County, Florida.		in, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on October 21, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: September 22, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328728/1808262/wll Sept. 26; Oct. 3, 202525-01426K		NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2018 CA 004630 Division 15 R P FUNDING, INC. Plaintiff, vs. BRUCE Q. DOUGLAS SR, TIFFANY L. DOUGLAS, ELOISE COVE COMMUNITY ASSOCIATION, INC., STATE OF FLORIDA, DEPARTMENT OF REVENUE, SAMANTHA P. EBERTS, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on March 13, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as: LOT 16, ELOISE COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 1920 ELOISE COVE DRIVE, WINTER HAVEN, FL 33884; including the building, appurtenances, and fixtures located there-	
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FIRST INSERTION		
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532024CA003053000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LORI CONLIN; DARREN PURVIS; DERRICK ANTHONY PURVIS; PATRICIA MESSNER; JAMES D. PURVIS, JR.; AQUA FINANCE, INC.; PATRICIA MESSNER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DARRELL PURVIS, DECEASED; 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). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated August 15, 2025, and entered in Case No. 532024CA003053000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and LORI CONLIN; DARREN PURVIS; DERRICK ANTHONY PURVIS; PATRICIA MESSNER; JAMES D. PURVIS, JR.; AQUA FINANCE, INC.; PATRICIA MESSNER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DARRELL PURVIS, DECEASED; 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, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Cir-</p>		
<p>cuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m., on November 13, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 7 AND THE NORTH 2.0 FEET OF LOT 8, BLOCK F, HONEYTREE EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED September 11, 2025. By: /s/ Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1475-205301 / TM1 Sept. 26; Oct. 3, 2025 25-01418K</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 CASE NO. 2024CA002324000000 TERRALARGO COMMUNITY ASSOCIATION, INC, a Florida non-profit Corporation, Plaintiff, vs. JULIA JANELLE JACKSON, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 17, 2025 in Case No. 2024CA002324000000 in the Circuit Court in and for Polk County, Florida wherein TERRALARGO COMMUNITY ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and JULIA JANELLE JACKSON, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on OCTOBER 22, 2025. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit: LOT 164, OF TERRALAGO, PHASE 3C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, PAGE(S) 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p>		
<p>A/K/A: 4231 PRIMA LARGO DRIVE, LAKELAND, FL 33810. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: September 19, 2025 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 Sept. 26; Oct. 3, 2025 25-01420K</p>		

FIRST INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532022CA002824000000 MIDFIRST BANK Plaintiff, v. MARILYN J CLEMENTE A/K/A MARILYN CLEMENTE; MARIANO BARBOZA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; MV REALTY PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SMART ENERGY, INC. D/B/A SMART ENERGY Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 20, 2024, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT 13, BLOCK B, NORTH-SHORE HIGHLANDS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 848 WILDABON AVE, LAKE WALES, FL 33853-3444 at public sale, to the highest and best bidder, for cash, online at www.polk-</p>		
<p>realforeclose.com, on October 17, 2025 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED at St. Petersburg, Florida this 19 day of September, 2025. eXL Legal, PLLC Designated Email Address: efilling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000008166 Sept. 26; Oct. 3, 2025 25-01436K</p>		

FIRST INSERTION		
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 532024CA003110000000 Selene Finance LP Plaintiff, vs. Barbara Rose; Unknown Spouse of Barbara Rose; Unknown Spouse of Johann Merkader; United States of America on behalf of the Secretary of Housing and Urban Development Defendants. TO: Unknown Spouse of Johann Merkader Last Known Address: 1906 S. 8th St., Haines City, FL 33844 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:</p>		
<p>FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT SELECTION COMMITTEE MEETING AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING Notice is hereby given that the Audit Selection Committee of the Forest Lake Development District ("District") will convene a meeting to review, discuss and recommend an auditor to provide audit services to the District for Fiscal Year 2025/2026. The meeting will be convened on October 9, 2025, at 1:30 p.m., at the Davenport City Hall – 1 S Allapaha Ave, Davenport, FL 33837. The regular Board meeting will take place immediately following the adjournment of the Audit Committee meeting where the Board may consider any other business that may properly come before it.</p>		

FIRST INSERTION		
<p>The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued without additional notice to a date, time, and place to be specified on the record at the meetings. Copies of the agendas for the meetings may be obtained at the District's website, https://www.forestlakecdd.org/, or at the office of the District Manager Anchor Stone Management, LLC., 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, (407) 698-5350 ("District Manager's Office"), during normal business hours. There may be occasions when staff or other individuals may participate by speaker telephone. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at the public meet-</p>		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-002400-A000-BA HUNG TRAN, Plaintiff, v. NGHI HA, Defendant. TO: NGHI HA YOU ARE HEREBY NOTIFIED that an action for equitable lien and for foreclosure of equitable lien on the following real property in Polk County, Florida: The North 70 feet of the South 1080 feet of the Northwest ¼ of the Southeast ¼ of Section 32, Township 26 South, Range 25 East, Polk County, Florida, lying</p>		

FIRST INSERTION		
<p>East of State Road S-559. Parcel Identification Number: 322625-000000-023130 7582 Berkley Road, Polk City, Polk County, Florida 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 30, 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 accommoda-</p>		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA002067A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DARIN L WOODS A/K/A DARIN WOODS, et al., Defendant. To: DARIN L WOODS A/K/A DARIN WOODS, 2605 SUNSET PL DR, LAKE WALES, FL 33898 UNKNOWN SPOUSE OF DARIN L WOODS A/K/A DARIN WOODS, 2605 SUNSET PL DR, LAKE WALES, FL 33898 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED</p>		

FIRST INSERTION		
<p>that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 14, SUNSET PLACE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 170, PAGES 30 AND 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before Oct 13, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,</p>		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA003330000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2, Plaintiff, vs. MOSES ALEXANDER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 17, 2025, and entered in 2024CA003330000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 is the Plaintiff and MARY F. ALEXAN-</p>		

FIRST INSERTION		
<p>DER; MOSES ALEXANDER; POLK COUNTY, FLORIDA; GOODLEAP, LLC F/K/A LOANPAL, LLC 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 17, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK D, VALENCIA HILLS SUBDIVISION, HAINES CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 1304 AVENUE N, HAINES CITY, FL 33844 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in</p>		
<p>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 22 day of September, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-169695 - NaC Sept. 26; Oct. 3, 2025 25-01435K</p>		

FIRST INSERTION		
<p>Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of KORE ALKEMI located at 1500 West highland Street in the City of Lakeland, Polk County, FL 33815 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. DATED this 17th day of September, 2025. Anil Prabhakar September 26, 2025 25-01423K</p>		
<p>MAXINE MELTZER, ESQUIRE, BROCK & SCOTT, PLLC., THE PLAINTIFF'S ATTORNEY, 4919 MEMORIAL HWY, SUITE 135, TAMPA, FL 33634 FILE # 24-F01657 Sept. 26; Oct. 3, 2025 25-01429K</p>		

SECOND INSERTION		
<p>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; valanz, 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, HOISEHOLD 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</p>		
<p>SECOND 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</p>		

FIRST INSERTION		
<p>tion in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATE: September 22, 2025 STACY M. BUTTERFIELD Clerk of the Court By: Deputy Clerk Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801 Sept. 26; Oct. 3, 2025 25-01437K</p>		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA002067A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DARIN L WOODS A/K/A DARIN WOODS, et al., Defendant. To: DARIN L WOODS A/K/A DARIN WOODS, 2605 SUNSET PL DR, LAKE WALES, FL 33898 UNKNOWN SPOUSE OF DARIN L WOODS A/K/A DARIN WOODS, 2605 SUNSET PL DR, LAKE WALES, FL 33898 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED</p>		

FIRST INSERTION		
<p>that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 14, SUNSET PLACE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 170, PAGES 30 AND 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before Oct 13, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,</p>		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA003330000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2, Plaintiff, vs. MOSES ALEXANDER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 17, 2025, and entered in 2024CA003330000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 is the Plaintiff and MARY F. ALEXAN-</p>		

FIRST INSERTION		
<p>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 22 day of September, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-169695 - NaC Sept. 26; Oct. 3, 2025 25-01435K</p>		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 532024CA003110000000 Selene Finance LP Plaintiff, vs. Barbara Rose; Unknown Spouse of Barbara Rose; Unknown Spouse of Johann Merkader; United States of America on behalf of the Secretary of Housing and Urban Development Defendants. TO: Unknown Spouse of Johann Merkader Last Known Address: 1906 S. 8th St., Haines City, FL 33844 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:</p>		

SECOND 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, comfortors, 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

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

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

Sept. 12, 19, 26; Oct. 3, 2025

25-01367K

SECOND INSERTION

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

CASE NO.: 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 Summary 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 NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR2, is Plaintiff and Michael B. Williams; Unknown Spouse of Michael B. Williams; Discover Bank, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 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 mortgage.

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

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

Dated: 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

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

11/8/2023 2:12

SECOND INSERTION

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

Case No.: 2025-CA-3105

CARLOS ANTONIO MOYETT GARCIA, Plaintiff, vs. SANTOS MALDONADO; ESTATE OF SANTOS MALDONADO; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANTOS MALDONADO; UNKNOWN HEIRS OF THE ESTATE OF SANTOS MALDONADO; GLADYS GANDARILLA; UNKNOWN SPOUSE OF GLADYS GANDARILLA; SONIA MALDONADO GANDARILLA; NANCY HERNANDEZ HERNANDEZ A/K/A NANCY HERNANDEZ; UNKNOWN SPOUSE OF NANCY HERNANDEZ HERNANDEZ A/K/A NANCY HERNANDEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED 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.

FOURTH 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 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 § 732.2211.

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

SECOND 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 GIVEN 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, CAROLINA 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 accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com

Business Observer

11/02/29

SECOND 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

SECOND 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 THREE (3) MONTHS AFTER THE TIME 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. Guran . 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

SECOND INSERTION

THROUGH 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 2302 BRASSIE COURT, WINTER HAVEN, FL 33884

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

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

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

Dated this 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

SECOND 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ACTIONS / SALES---

SECOND 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</p> <p>CITIBANK, N.A. AS TRUSTEE FOR EFMT 2022-4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2022-4,</p> <p>Plaintiff, vs.</p> <p>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>

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.

Property Address: 330 W STANFORD STREET, BARTOW, FL 33830

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

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

Dated: September 10, 2025

/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

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</p> <p>CASE NO.:</p> <p>532024CA003822000000</p> <p>U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF BRPM 2023-NQM2, Plaintiff, v.</p> <p>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>

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.

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

GHIDOTTI | BERGER LLP

Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201

Miami, FL 33161

Telephone: (305) 501-2808

Facsimile: (954) 780-5578

By: /s/ Johanni Fernandez-Marmol

Johny 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

SECOND 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</p> <p>DIVISION</p> <p>CASE NO. 2023CA004620000000</p> <p>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.</p> <p>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>

INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 880 COLVILLE DR, POINCIANA, FL 34759

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

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

Dated this 12 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: /s/Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email: dsalem@raslg.com

23-108463 - NaC

September 19, 26, 2025 25-01375K

SECOND 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</p> <p>MONTICELLI AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.</p> <p>CARLOS RAMOS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants,</p> <p>TO: Carlos Ramos</p> <p>467 Monticelli Dr</p> <p>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</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>BY: /s/ Asuncion Nieves</p> <p>Deputy Clerk</p> <p>Shannon L. Zetrouer, Esq.,</p> <p>the Plaintiff's attorney,</p> <p>4100 Central Avenue,</p> <p>St. Petersburg, FL 33711</p> <p>September 19, 26, 2025 25-01390K</p>

SECOND 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</p> <p>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.</p> <p>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.</p>
<p>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</p> <p>Attorney for Plaintiff</p> <p>401 W. Linton Blvd., Suite 202-B</p> <p>Delray Beach, FL 33444</p> <p>Telephone: 561-392-6391</p> <p>Facsimile: 561-392-6965</p> <p>By: Zachary Ullman</p> <p>FBN: 106751</p> <p>Primary E-Mail: ServiceMail@aldridgepite.com</p> <p>1184-1681B</p> <p>September 19, 26, 2025 25-01371K</p>

SECOND 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</p> <p>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.</p> <p>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</p> <p>Kelley L. Church, Esquire</p> <p>Florida Bar No.: 100194</p> <p>Quintairos, Prieto, Wood & Boyer, P.A.</p> <p>255 S. Orange Ave., Ste. 900</p> <p>Orlando, FL 32801-3454</p> <p>(855) 287-0240</p> <p>(407) 872-6012 Facsimile</p> <p>E-mail: servicecopies@qpwbllaw.com</p> <p>E-mail: kcchurch@qpwbllaw.com</p> <p>Attorney for Plaintiff</p> <p>Matter # FL-003856-23</p> <p>Case # 2024CA000322000000</p> <p>September 19, 26, 2025 25-01388K</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA</p> <p>Case No. 2025 CA 002784</p> <p>21ST MORTGAGE CORPORATION, Plaintiff, vs.</p> <p>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>

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.

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.

10/20/2025 Default Date

DATED ON SEP 12 2025.

Stacy M. Butterfield

County Clerk of Circuit Court

(SEAL) By: Ruthy Pacheco

Deputy Clerk

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

SECOND 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</p> <p>DIVISION</p> <p>CASE NO.</p> <p>532025CA002831A000BA</p> <p>U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.</p> <p>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,</p> <p>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>

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.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 16 day of Sept., 2025.

Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT

(SEAL) BY: ASUNCION NIEVES

DEPUTY CLERK

Robertson, Anschutz, Schneid,

Crane & Partners, PLLC

6409 Congress Ave.,

Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

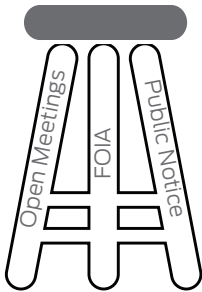
25-288881

September 19, 26, 2025 25-01411K

SECOND 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</p> <p>MCLP ASSET COMPANY, INC. Plaintiff(s), vs.</p> <p>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</p> <p>DATED this the day of AUG 27, 2025.</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>As Clerk of the Court</p> <p>(SEAL) BY: Ruthy Pacheco</p> <p>Deputy Clerk</p> <p>Plaintiff Atty: Padgett Law Group</p> <p>6267 Old Water Oak Road, Suite 203</p> <p>Tallahassee, FL 32312</p> <p>attorney@padgettlawgroup.com</p> <p>TDP File No. 25-000905-1</p> <p>September 19, 26, 2025 25-01376K</p>

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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