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

SEPTEMBER 26 - OCTOBER 2, 2025

### 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  ${\rm FL},\,33868,\,{\rm intends}$  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, oursuant to section 865.09 of the Flor-

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 DÍVISION 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 and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME 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. Walser, Esq. E-mail Addresses: info@walserlaw.com twalser@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.

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 NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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,

59013, TITLE NO.: 0009192781

and all other personal property located 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

#### 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

Dated at Auburndale, Florida, this 22nd day of September, 2025. September 26, 2025 25-01442K

Florida Department of State, Tallahas-

### 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, Tallahas-

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

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 Shirlev 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 attornev are set forth below.

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

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

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

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is 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@mwillison.com Attorney for Personal Representative Sept. 26; Oct. 3, 2025

### 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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

## FIRST INSERTION

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

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 PERFOR-MANCE 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 COUN-TY, FLORIDA. TOGETHER WITH THAT CERTAIN MO-BILE HOME DESCRIBED AS A 1989 MERIT, I.D. NO. HML2F24182744257A HML2F24182744257B. 2476 State Park Road, Lakeland, Florida 33805

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 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

E-Mail Address: berryw@ walkerandtudhope.com E-Mail: suzzette@

walkerandtudehope.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

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

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 E-Mail Address: berryw@walker and tudhope.comSecondary E-Mail: suzzette @walker and tudhope.comSept. 26; Oct. 3, 10, 17, 2025 25-01430K

Berry J. Walker, Jr., Esquire

#### 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 obtained 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

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 to-

to whom it has been assigned by such Address Name Theresa M. Stevens 37292 Dirickson Creek Road Frankford, DE 19945

tal value of the estate is \$622.00 and

that the names and addresses of those

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

Sept. 26; Oct. 3, 2025

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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

### 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 repre-

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

25-01448K

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

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

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

The date of first publication of this notice is 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  $\hbox{E-Mail: } mturner@straughnturner.com$ Secondary E-Mail: ahall@straughnturner.com Sept. 26; Oct. 3, 2025 25-01438K

## **PUBLISH YOUR** LEGAL NOTICE legal@businessobserverfl.com

tion 45.031.

impaired, call 711.

Florida Bar No. 1019183

6307 Staunton Drive

727-421-4154

Pleadings Email:

Holiday, Florida 34690

dccorbin1@gmail.com

Attorney for Plaintiff

Sept. 26; Oct. 3, 2025

The Law Office of Drew Corbin

of Polk County, Florida,

More commonly known as: 330 Glades-

dale St., Haines City, FL. 33844 ("Prop-

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, Sec-

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

Dated Tuesday, September 23, 2025 Drew Corbin, Esq.

Primary Email: dcorbin93@gmail.com

25-01451K

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

**POLK COUNTY** 

#### 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

#### 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

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

Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-088, during normal business hours or by visiting the District website, https://loweryhillscdd.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 this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

September 26, 2025 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 tings are open to the public The me 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 Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-088, during normal business hours or by visiting the District website, https://

cypresscreekreservecdd.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 this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager September 26, 2025 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

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) 25-01450K Sept. 26; Oct. 3, 2025

**Email your Legal Notice** 

legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication

HILLSBOROUGH • PASCO PINELLAS • POLK • LFE



#### 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,

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 ASSOCIA-TION, AS TRUSTEE FOR CITI-GROUP 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, DEVISEES, 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 MEL-LON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFI-CATEHOLDERS OF THE CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA17. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA17 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SCOTT R. DAVIES, DE-CEASED: MARGARET NICHOLS: POINCIANA NEIGHBORHOOD AS-SOCIATION, INC.; TRACEY MAUR-ER: 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. tober 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 1075, POIN-CIANA. NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, AND CORRECTED IN OFFI-CIAL 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

#### realforeclose.com, at 10:00 AM, on Oc-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 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

from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District website, https:// grovesatlakemarioncdd.net/.

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

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

September 26, 2025

#### 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

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

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

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representative: Melissa Avres 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

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.

E-Mail: caleb@mundylaw.com Sept. 26; Oct. 3, 2025

{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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, reguires 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, DEVISEES, 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 SER-VICES LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH ANN GRIMES. DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING URBAN DEVELOPMENT; HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION INC . THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, 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, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF POLK COUN-TY, FLORIDA. TOGETHER WITH A DOUBLEWIDE MO-BILE HOME BEARING THE ID NOS. FLFLBA2AG11330937 AND FLFLBA2BG11330937, TITLE NOS. 43733191 AND 43733196, RP DECAL NO.

Property Address: 3208 PEBBLE BEND DRIVE,

R281049.

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, Sec-

#### tion 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

25-01446K

Sept. 26; Oct. 3, 2025

### 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.,

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., KATO-RYA LATIA BUSH A/K/A KATORYA BUSH and HAMPTON HILLS SOUTH HOMEOWNERS ASSOCIA-TION, 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,

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, 2025 25-01414K

#### FIRST INSERTION

NOTICE OF SALE IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA Case No. 53-2024-CA-004787

 ${\bf 21ST\,MORTGAGE\,CORPORATION,}$ 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 RECORD-ED IN PLAT BOOK 37, PAGE 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A 2022 CHAMPION 56X26 MODEL MANUFACTURED BEARING SERIAL NOS.: FL261-00P-H-B203046A AND FL261-00P-H-B203046B.

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

NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment of Foreclo-

sure dated September 12, 2025 in Case

No. 532024CA003544000000 in the

Circuit Court in and for Polk County, Florida wherein COUNTRY WALK

OF WINTER HAVEN HOMEOWN-

ERS ASSOCIATION, INC., a Florida

non-profit Corporation, is Plaintiff,

and DEMETRIC DESHAUN PHIL-

LIPS: LATISHA CARLETTA PHIL-

LIPS, 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

LOT 25, COUNTRY WALK OF

WINTER HAVEN PHASE 2,

ACCORDING TO THE PLAT

AS RECORDED IN PLAT

BOOK 177, PAGES 7 AND 8,

the Final Judgment, to wit:

COUNTRY WALK OF WINTER

ASSOCIATION, INC. a Florida

HAVEN HOMEOWNERS

DEMETRIC DESHAUN

Plaintiff, vs.

PHILLIPS, et al,

Defendant(s).

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 UN-CLAIMED, 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

A/K/A:

FIRST INSERTION

Sept. 26; Oct. 3, 2025 25-01415K

OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA

A/K/A: 3208 COUNTRY WALK CLUB CIRCLE, WIN-

TER HAVEN, FL 33881. ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

THE CLERK REPORTS THE SUR-

If you are a person with a dis-

ability who needs any accommoda-

tion in order to participate in this

proceeding, you are entitled, at no

cost to you, to the provision of cer-

tain assistance. Please contact the Of-

fice of the Court Administrator, 255

N. Broadway Avenue, Bartow, Florida

33830, (863) 534-4686, at least 7

days before your scheduled court ap-

pearance, or immediately upon receiv-

ing this notification if the time before

the scheduled appearance is less than

7 days; if you are hearing or voice im-

Dated: September 18, 2025 FLORIDA COMMUNITY

paired, call 711.

LAW GROUP, P.L.

P.O. Box 292965

Attorneys for Plaintiff

Davie, FL 33329-2965

Tel: (954) 372-5298

Fax: (866) 424-5348

By: /s/ Jared Block

Jared Block, Esq.

Email: jared@flclg.com

Florida Bar No. 90297

Sept. 26; Oct. 3, 2025

PLUS AS UNCLAIMED.

COUNTRY

3208

#### --- PUBLIC SALES / SALES--FIRST INSERTION

POLK COUNTY

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, 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., COMPREHEN-SIVE HEALTH X3 LLC, COMPRE-HENSIVE HEALTH X4 LLC, COM-PREHENSIVE 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

Final Judgment, to wit:

Lot 10 and the East 20 feet of Lot 11, Block D, WOODLAND ACRES, according to the map or plat hereof as recorded in Plat Book 36, Page 12, Public Records of Polk County, Florida. PLUS: All existing or subsequently

erected or affixed buildings, improvements and fixtures; all

easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters. Any person claiming interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the

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

DATED on September 19, 2025. /s/ Edwin G. Rice Edwin G. Rice, Esquire Florida Bar No. 855944 Bradley Arant Boult Cummings LLP 1001 Water Street, Suite 1000 Tampa, FL 33602 Phone: (813) 559-5500 Facsimile: (813) 229-5946 Primary email: erice@bradley.com Secondary email: ajecevicus@bradlev.com Counsel for Plaintiff Regions Bank Sept. 26; Oct. 3, 2025 25-01419K

FIRST INSERTION

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

described property as set forth in said

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 de-

scribed 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-

SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com

2535 Landmark Drive, Suite 212 Clearwater, FL 33761(727) 725-0559 FBN: 23217 Sept. 26; Oct. 3, 2025 25-01417K

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.

FIRST INSERTION Property Address: 5909 Great Salt Court, Lakeland, FL 33805. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date the Clerk reports the funds as unclaimed.

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

/s/ Lisa Acharekar Lisa Acharekar, Esq. Florida Bar No. 0734721 Martell & Ozim, P.A. 213 S. Dillard St.,

Suite 210 Winter Garden, FL 34787 (407) 377-0890

Email: lcrowley@martellandozim.comAttorney for Plaintiff Sept. 26; Oct. 3, 2025 25-01413K

#### FIRST INSERTION

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

Case No. 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 Foreclo-sure 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, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 14 AND 15, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 1920 ELO-ISE COVE DRIVE, WINTER HAVEN. FL 33884; including the building, appurtenances, and fixtures located therein, 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, 2025 25-01426K

### FIRST INSERTION

PUBLIC NOTICE Optum - Cypress Gardens will be relocating effective Oct. 27, 2025.

> NEW LOCATION Optum - Lake Wales 1143 State Road 60 E

Phone: 1-863-679-8815

For questions or copies of medical records call or fax: Phone: 1-863-268-7380 Fax: 1-817-514-7879

Sept. 26; Oct. 3, 10, 17, 2025 25-01449K

STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION, 1. Publication Title: Business Observer. 2. Publication No.: 2325-8195. 3. Filing Date: 9/26/25. 4. Issue Frequency: Weekly. 5. Number of Issues Published Annually: 52. 6. Annual Subscription Price: \$75, includes sales tax. 7. Complete Mailing Address of Known Office of Publication (Not printer): 1970 Main Street, Floor 3, Sarasota, FL 34236. Contact Person: Kristen Boothroyd; Telephone: (941)906-9386 x323. 8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not Printer): 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor: (Publisher) Emily Walsh, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. (Editor) Kat Wingert, 1970 Main Street 3rd Floor, Sarasota FL 34236. (Managing Editor) Mark Gordon, 1970 Main St. 3rd Floor, Sarasota, FL 34236. 10. Owner (If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address, as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.) Gulf Coast Review, Inc., DBA/Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages or Other Securities. (If there are none, so state): None. 12.Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit

rates) (Check one) n/a The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: Has Not Changed During Preceding 12 Months Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement) 13. Publication Title: Business Observer. 14. Issue Date for Circulation Data Below: 08/29/25. 15. Extent and Nature of Circulation: Average No. Copies Each Issue During Preceding 12 Months. Actual No. Copies of Single Issue Published Nearest to Filing Date. 15A. Total No. of Copies (Net Press Run): 5766 (average), 5457 (actual). 15B. Paid and/or Requested Distribution: (1) Outside County Paid/Requested Mail Subscriptions Stated on Form 354 1. (Include advertiser's proof and exchange copies): 4596(average), 4357(actual). (2) In-County Paid/Requested Mail Subscriptions Stated on Form 3541 (Include advertiser's proof and exchange copies): 0 (average), 0 (actual). (3) Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Non-USPS Paid Distribution: 0 (average), 0(actual). (4) Distributed by Other Mail Classes Through the USPS: 0 (average), 0 (actual). C. Total Paid and/or Requested Circulation [Sum of 15B (1), (2), (3), and (4)]: 4596 (average), 4357(actual). D. Non-Requested Distribution (by Mail and Outside the Mail): (1) Outside County Free Copies Stated on PS Form 3541: 827 (average), 768 (actual), (2) In-County Free Copies Stated on PS Form 3541: 0 (average), 0 (actual). (3) Non Requested Distribution by Other Mail Classes Through the USPS): 0 (average), 0(actual). (4) Non Requested Distributed Outside the Mail: 20 (average), 25(actual). E. Total Nonrequested Distribution [Sum of 15D (1), (2), (3), and (4)]: 847 (average), 793 (actual). F. Total Distribution (Sum of 15C and 15E): 5443 (average), 5150 (actual). G. Copies Not Distributed: 323(average), 307 (actual). H. Total (Sum of 15F and 15G): 5766 (average), 5457 (actual). I. Percent Paid and/or Requested Circulation (15C divided by 15F times 100): 84.44% (average), 84.60% (actual). 16. Electronic Copy Circulation: (a) Paid 0 (average) 0  $\,$ (actual) No. copies of Single issue Published Nearest to filing Date: 0. B. Total Print Copies + Paid Electronic Copies: 4596 (average), 4357 (actual). Total Requested Copy Distribution + Paid Electronic Copies: 5443 (average), 5150 (actual). Percent Paid and/or Requested Circulation (Both Print and Electronic Copies) 84.44% (average), 84.60% (actual). 17. Publication of Statement of Ownership: 09/26/25. 18. Signature and Title of Editor, Publisher, Business Manager, or Owner. /s/ Emily Walsh, Publisher. Date 09/24/25.

### FIRST INSERTION

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, Flor-

ida, 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 IN-

TEREST IN THE SURPLUS FROM

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS DAYS AFTER THE SALE. If you are a person with a disability

THE SALE, IF ANY, OTHER THAN

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to von. 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, WITNESS my hand and the seal of

the Court on this 11th day of September, STACY M. BUTTERFIELD, CPA

Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Carolyn Mack Deputy Clerk

Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 Sept. 26; Oct. 3, 2025 25-01427K

### FIRST INSERTION

25-01416K

NOTICE OF PUBLIC SALE The following personal property of GILBERTO GONZALEZ and NIRZA-EL 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

VIN: FLHMBFP133642424B. TITLE NO.: 0075487273 and all other personal property located therein PREPARED BY: J. Matthew Bobo

2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-1909) Sept. 26; Oct. 3, 2025

Lutz, Bobo & Telfair, P.A.

25-01455K

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

POLK COUNTY

#### FIRST INSERTION

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 Judg-ment 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. PUR-VIS, JR.; AQUA FINANCE, INC.; PA-TRICIA MESSNER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DARRELL PURVIS, DE-CEASED: UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIM-ING 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 DE-SCRIBED, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Cir-

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, ACCORD-ING 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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 25-01418K Sept. 26; Oct. 3, 2025

### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 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 COMMU-NITY 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 THERE-OF, AS RECORDED IN PLAT BOOK 162, PAGE(S) 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A: 4231 PRIMA LARGO DRIVE, LAKELAND, FL 33810. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: 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

### FIRST INSERTION

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

CASE NO. 532022CA002824000000 MIDFIRST BANK

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

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:

A described as.

LOT 13, BLOCK B, NORTHSHORE HIGHLANDS, A
SUBDIVISION ACCORDING
TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 77, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. a/k/a 848 WILDABON AVE, LAKE WALES, FL 33853-3444at public sale, to the highest and best bidder, for cash, online at www.polk. 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: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL  $33716\,$ Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000008166 Sept. 26; Oct. 3, 2025 25-01436K

#### FIRST INSERTION

LOT 4, BLOCK "A", CAROLO TERRACE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are defenses, if any, to it on Maxine Melt-FL 33634, within thirty (30) days of the vice on the Plaintiff's attorney or imme-

required to serve a copy of your written zer, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, first date of publication on or before Oct. 27, 2025, and file the original with the Clerk of this Court either before serdiately 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 or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on SEP 18 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By A. Nieves As Deputy Clerk

Maxine Meltzer, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634File # 24-F01657

Sept. 26; Oct. 3, 2025 25-01429K

#### FIRST INSERTION

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT SELECTION COMMITTEE MEETING AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

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

Barbara Rose: Unknown Spouse of

Barbara Rose; Unknown Spouse of

Johann Merkader; United States of

Housing and Urban Development

Last Known Address: 1906 S. 8th St.,

YOU ARE HEREBY NOTIFIED

that an action to foreclose a mortgage

on the following property in Polk Coun-

TO: Unknown Spouse of

Haines City, FL 33844

America on behalf of the Secretary of

Selene Finance LP

Plaintiff, vs.

Defendants.

tv, Florida:

Johann Merkader

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.

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-

ings because of disability or physical impairment should contact the District Manager's Office, at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Audit Selection Committee or the Board of Supervisors 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. Patricia Thibault District Manager

September 26, 2025 25-01441K

#### FIRST INSERTION

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,

The North 70 feet of the South 1080 feet of the Northwest ¼ of the Southeast 1/4 of Section 32, Township 26 South, Range 25 East, Polk County, Florida, lying

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 Com-

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

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

### FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 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.

LAKE WALES, FL 33898 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED

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

LOT 14, SUNSET PLACE, AC-CORDING TO THE PLAT OR MAP THEREOF, AS RECORD-ED 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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the day of SEP 04 2025. STACY BUTTERFIELD, CPA

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

Sara Collins, Esq, McCalla Raymer Leibert Pie 225 East Robinson Street, Suite 155, Orlando, FL 32801 25-11961FL

Sept. 26; Oct. 3, 2025 25-01428K

### 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. 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-

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, VALEN-CIA 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, FLORI-DA

Property Address: 1304 AV-ENUE 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

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,

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

25-01435K

Sept. 26; Oct. 3, 2025

#### FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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,

Anil Prabhakar

September 26, 2025 25-01423K

# SUBSEQUENT INSERTIONS

#### --- PUBLIC SALES / ESTATE ---

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, 1141 E Memorial Blvd, Lakeland, FL, 33801. Thomas, Nija BAGS, KNIVES, FOLD-ING CHAIRS, LUGGAGE, SHOES HOUSEHOLD GOODS, OTHER; Haynes, Ronnie WALKER, SHOES, ENTERTAINMENT CENTER; vallanz, Karell DRESSER, COUCHES, SPEAKERS, LAMPS, BIKES, BOXES; Pena, Edward BOXES, BAGS, DECO-RATIONS, LAMP, BOOKS, TOTES, O2 TANK, HOUSEHOLD GOODS, OTHERS; Hamilton, Kelsie BOXES, ELECTRONICS, FURNITURE, KIDS TOYS, HOIUSEHOLD GOODS; Laster, LaMonica PINBALL MA-CHINE, TOOLS, JACK, COMMERI-CAL 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, HOUSE-HOLD GOODS, OTHER Sale is subject to cancellation in the event of set-

tlement between owner and obligated September 19, 26, 2025 25-01393K

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is September 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

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

#### 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 Friday the 26th day of September, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Cheatum, Zachariah Boxes, kids toys, tires, misc bags; Mikell-Givens, Kyle misc bags and boxes; Alvin, Evan kids toysitems, childrens furniture, misc boxes, small appliances household goods; Felton, Sarajean dresser, chairs, couch, mirror; Garrison, April mirrors, art work, lamp shades, misc boxes; Gibson, Melissa misc furniture, household goods, boxes, tools; Davis, Stanton misc bags and boxes, furniture Sale is subject to cancellation in the event of settlement between owner and obligated party. September 19, 26, 2025 25-01396K

#### 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, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Kirby, Jessie Toolbox, Stand, Chair, Table Cabnet: Diaz Katrina Tire. Bike, Saddle, Boxes, Small Furniture; Duffy, Patrick Totes, Canned Food, Tire TV: Muhammed, Naheem Clothes, Furniture, Boxes, DVD, Trumpet; Muhammed, Naheem Speaker Box, Turn Table, 2 Bikes, Clothes, Totes, Luggage; McCray, Erica Clothes, Totes, Boxes Sale is subject to cancellation in the event of settlement between owner and obligated party.

September 19, 26, 2025 25-01395K

### SECOND INSERTION

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

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

Defendant(s).
TO: DORIS BIZZELL
Last Known Address
2462 13th Ave N Bldg 6 Apt 104
St Petersburg, FL 33713
Current Residence is Unknown
TO: LATONYA JOHNSON
Last Known Address
2730 62nd Ave S
St Petersburg, FL 33712
Current Residence is Unknown
TO: THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH,
UNDER OR AGAINST THE ESTATE
OF MICHELLE, JOHNSON, DECEASED

RESIDENCES UNKNOWN
YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-

CASE NO.: 2024CA002514000000

PLANET HOME LENDING, LLC,

DEVELOPMENT; SANDY RIDGE HOMEOWNERS ASSOCIATION

UNKNOWN TENANT #1 N/K/A LISA OPHER; ANY AND ALL

BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S)

WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER

MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or Final Judgment. Final Judgment was

awarded on September 10, 2025 in

Civil Case No. 2024CA002514000000,

of the Circuit Court of the TENTH Ju-

dicial Circuit in and for Polk County,

Florida, wherein, PLANET HOME LENDING, LLC is the Plaintiff, and

ASHLEY BOWE; ANDREW OPHER;

UNITED STATES OF AMERICA -

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; SANDY

RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY INC.;

UNKNOWN TENANT #1 N/K/A LISA OPHER; ANY AND ALL UN-

KNOWN 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 PAR-

SAID UNKNOWN PARTIES

GRANTEES, OR OTHER

CLAIMANTS

Defendant(s).

UNKNOWN PARTIES CLAIMING

ASHLEY BOWE; ANDREW

AMERICA - DEPARTMENT

OF HOUSING AND URBAN

OF POLK COUNTY INC.;

OPHER: UNITED STATES OF

Plaintiff, VS.

ing described property in Polk County, Florida:

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

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

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

impaired, call 711.

Default Date: Oct. 16, 2025

DATED on SEP 09, 2025.

Stacy M. Butterfield
As Clerk of the Court

As Clerk of the Court (SEAL) By: A. Nieves As Deputy Clerk Diaz Anselmo & Associates, P.A.,

Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1463-203318 / ME2 September 19, 26, 2025 25-01404K

#### SECOND INSERTION

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

RE-NOTICE OF

CIRCUIT CIVIL DIVISION
CASE NO.: 2023CA00049000000
CARDINAL FINANCIAL
COMPANY, LIMITED
PARTNERSHIP
Plaintiff(s), vs.

Plaintiff(s), vs.
RANDY FAUTEUX A/K/A RANDY
MICHAEL FAUTEUX; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on August 14, 2025 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of October, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclo-

sure or order, to wit:

LOT 38, COUNTRY TRAILS
PHASE FOUR UNIT 2, RECORDED IN PLAT BOOK 90,
PAGES 22, 23 AND 24, PUBLIC
RECORDS OF POLK COUNTY, FLORIDA AND LOT 39,
COUNTRY TRAILS PHASE
FOUR UNIT 2, AS PER THE
PLAT THEREOF RECORDED
IN PLAT BOOK 90, PAGES 22,

23, 24, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 4243 Coyote Trail, Polk City, FL 33868

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

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

Respectfully submitted,
Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-009177-1
September 19, 26, 2025
25-01374K

#### SECOND INSERTION

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

CASE NO. 532025CA002418A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MANUEL O. DAVILA A/K/A MANUEL ORLANDO DAVILA TORRES; GOODLEAP, LLC; **UNKNOWN TENANT NO. 1;** UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s). TO: MANUEL O. DAVILA A/K/A MANUEL ORLANDO DAVILA TORRES

Last Known Address 136 MADERA DR WINTER HAVEN, FL 33880 Current Residence is Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:

LOT 18, MADERA PARK SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 89, PAGES 50 AND 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Default Date: October 17, 2025 DATED on SEP 10, 2025.

Stacy M. Butterfield As Clerk of the Court (SEAL) By: A. Nieves As Deputy Clerk

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1463-214156 / ME2

DA. September 19, 26, 2025 25-01383K

#### SECOND INSERTION

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

CASE NO. 2025-CA-002546 U.S. BANK NATIONAL ASSOCIATION, not in its individual capacity but as trustee for NRZ Pass-Through Trust XVI-B, Plaintiff, vs.

SHIRLEY ARMSTEAD, an individual, and UNKNOWN TENANT,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure, entered on September 9, 2025, in Case No. 2025-CA-002546, in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, that the Clerk of this Court, who is currently Stacy M. Butterfield, CPA, will sell to the highest and best bidder for cash on October 24, 2025, at the hour of 10:00 A.M. through Polk County's on-line sale website: www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes, after the publication of notice thereof as required bv \$45.031, Florida Statutes, the property described as follows:

Lot 379, FOREST LAKE PHASE

1, according to the plat as recorded in Plat Book 183, Pages 17
through 21, of the Public Records
of Polk County, Florida.

IF YOU ARE A PERSON CLAIM-

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

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

/s/ David E. Peterson
David E. Peterson
Florida Bar No. 0373230
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 North Eola Drive
Orlando, Florida 32801
Telephone: 407-843-4600
Facsimile: 407-843-4444
david.peterson@lowndes-law.com
anne.fisher@lowndes-law.com
litcontrol@lowndes-law.com
Attorneys for Plaintiff
September 19, 26, 2025
25-01403K

### SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10th JUDICAL CIRCUIT, IN AND
FOR POLK, FLORIDA.

CASE No. 2025CA003171A000BA
VILLAGE CAPITAL &
INVESTMENT LLC,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,

DEVISEES, GRAIN EES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF GREGORY STUART
HORNSBY AKA GREGORY
STEWART HORNSBY, DECEASED,

Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GREGORY STUART HORNSBY AKA GREGORY STEWART HORNSBY AKA GREGORY STEWART HORNSBY LECASED 1150 FORESHORE LANE HAINES CITY, FL 33844 AND TO: All persons claiming an in-

terest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property

located in Polk County, Florida:
LOT 39, BLOCK 17, OF LAWSON DUNES SUBDIVISION,
ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 198, PAGE(S)
33 - 40 AS AFFECTED BY
SURVEYOR'S AFFIDAVITS
RECORDED IN BOOK 12677,

PAGES 189 AND BOOK 12853, PAGE 2158, OF THE PUBLIC RECORDS OF POLK COUN-TY, FLORIDA. has been filed against you, and you

are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before October 16, 2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 8th day of September.

Stacy M Butterfield As Clerk of said Court (SEAL) By: Sebastian Irlanda As Deputy Clerk

Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (25-001484-01) September 19, 26, 2025 25-01399K

### SECOND INSERTION

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

TIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Stacy M.

SECOND INSERTION

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

LOT 165, SANDY RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 124, PAGES 39 THROUGH 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 15th day of September, 2025.

2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: John J. Cullaro
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1190-1526B

September 19, 26, 2025 25-01401K

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 2023CA006665000000
DATA MORTGAGE INC., D/B/A
ESSEX MORTGAGE,

DONNA CHERYL SAMS, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 13, 2025 in Civil Case No. 2023CA006665000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein DATA MORTGAGE INC., D/B/A ESSEX MORTGAGE is Plaintiff and Donna Cheryl Sams, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of October, 2025 at 10:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit:

The South 155 feet of the East 1/2 of Lot 26 and the West 25 feet of the South 137.5 feet of Lot 25, Block 3 of COUNTRY CLUB ESTATES, a subdivision according to the plat thereof as recorded in Plat Book 7, Page 10, of the Public Records of Polk County, Florida, being more particularly described as follows: Begin at the Southwest corner of the E 1/2 of Lot 26, COUNTRY CLUB ESTATES, a subdivision according to the plat thereof as recorded in Plat Book 7, Page 10, of the Public Records of Polk County, Florida, said corner being the intersection of the North right of way of Magnolia Av-

enue and the East right of way of State Avenue North; thence run N. 00°24′53" E. along said East right of way of State Avenue North, a distance of 155.00 feet; thence leaving said East right of way run S. 90°00′00" E., a distance of 50.00 feet; thence run S. 00°24′53" W., a distance of 17.50 feet; thence S. 90°00′00" E., a distance of 17.50 feet; thence run S. 00°24′53" W., a distance of 137.50 feet to a point on the North right of way of Magnolia Avenue; thence run N. 90°00′00" W. along said North right of way, a distance of 75.00 feet to the Point of Beginning. Less and except the existing road right-of-ways.

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

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

Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08276FL

September 19, 26, 2025 25-01408K

PUBLISH
YOUR
LEGAL
NOTICE
We publish all
Public sale,
Estate & Courtrelated notices

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

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

or email legal@businessobserverfl.com



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

NOTICE OF ACTION

FOR POLK COUNTY,

FLORIDA

Plaintiff, vs. SANTOS MALDONADO; ESTATE

Case No.: 2025-CA-3105 CARLOS ANTONIO

OF SANTOS MALDONADO;

UNKNOWN PERSONAL REPRESENTATIVE OF

THE ESTATE OF SANTOS

SANTOS MALDONADO;

GLADYS GANDARILLA; UNKNOWN SPOUSE OF

MALDONADO; UNKNOWN HEIRS OF THE ESTATE OF

GLADYS GANDARILLA; SONIA

HERNANDEZ; UNKNOWN SPOUSE OF NANCY HERNANDEZ

HERNANDEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING

BY, THROUGH, AND UNDER,

AND AGAINST THE HEREIN NAMED DEFENDANTS WHO

AN INTEREST AS SPOUSES,

Defendants.

ARE NOT KNOWN TO BE DEAD

HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,

TO: Defendants, SANTOS MAL-DONADO; ESTATE OF SANTOS

MALDONADO; UNKNOWN PER-SONAL REPRESENTATIVE OF THE ESTATE OF SANTOS MAL-

DONADO; UNKNOWN HEIRS OF

THE ESTATE OF SANTOS MALDONADO; GLADYS GANDARILLA;

UNKNOWN SPOUSE OF GLADYS

OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM

MALDONADO GANDARILLA; NANCY HERNANDEZ

HERNANDEZ A/K/A NANCY

HERNANDEZ A/K/A NANCY

MOYETT GARCIA,

POLK COUNTY

#### 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, comforters, household items, fan, childrens items; Ross, John MATTRESS, SCALE BEDDING, CHAIRS, TABLES Sale is subject to cancellation in the

event of settlement between owner and obligated party.
September 19, 26, 2025 25-01394K

#### 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 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 Cir-

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

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

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

MICHAEL B. WILLIAMS:

MICHAEL B. WILLIAMS;

SERIES 2007-BR2,

DISCOVER BANK,

Defendant(s).

BACKED RECEIVABLES LLC

TRUST 2007-BR2, MORTGAGE

PASS-THROUGH CERTIFICATES,

NOTICE OF SALE IS HEREBY GIVEN

pursuant to the order of Consent Sum-

mary Final Judgment of Foreclosure

dated September 5, 2025, and entered

in Case No. 2024CA004535000000 of

the Circuit Court of the 10TH Judicial

Circuit in and for Polk County, Florida,

wherein DEUTSCHE BANK NATION-

AL TRUST COMPANY, as Trustee for

SECURITIZED ASSET BACKED RE-

CEIVABLES LLC TRUST 2007-BR2,

MORTGAGE PASS-THROUGH CER-

TIFICATES, SERIES 2007-BR2, is

Plaintiff and Michael B. Williams; Un-

known Spouse of Michael B. Williams:

Discover Bank, are Defendants, the Of-

fice of the Clerk, Polk County Clerk of

the Court will sell via online auction at

www.polk.realforeclose.com at 10:00

A.M. on the 9th day of October, 2025,

the following described property as set

THE NORTH 75 FEET OF THE SOUTH 760.16 FEET

OF THE EAST 110 FEET OF

forth in said Final Judgment, to wit:

25-01367K

SECOND INSERTION

#### SECOND INSERTION

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

CASE NO.: 2024CA00342000000 U.S. BANK N.A.,IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2005-9, HOME EQUITY PASS-THROUGH CERTIFICATES, **SERIES 2005-9,** Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS. CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CHRISTOPHER ELLIOTT A/K/A CHRISTOPHER PAUL ELLIOTT A/K/A C. ELLIOTT, DECEASED; et al.,

Defendant(s). TO: Christopher Elliott, Jr. Last Known Residence: 701 Highland Crest Loop Lake Wales, FL 33853 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in POLK County, Florida: LOT 27, HIGHLAND CREST PHASE I, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 119, PAGE 36, OF THE PUBLIC

RECORDS OF POLK COUNTY,

FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on AL-DRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 10/16/2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on September 8, 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By: Sebastian Irlanda As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Ref# 12459

September 19, 26, 2025 25-01406K

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

Property Address: 2911 North

91 Mine Road, Bartow, Florida

and all fixtures and personal property

located therein or thereon, which are

included as security in Plaintiff's mort-

Any person claiming an interest in

the surplus funds from the sale, if any,

other than the property owner as of the

date of the lis pendens must file a claim

before the clerk reports the surplus as

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

McCabe, Weisberg & Conway, LLC

McCabe, Weisberg & Conway, LLC

Christopher Robert Evans, Esq.

3222 Commerce Place, Suite A

Telephone: (561) 713-1400

MWC File No. 22-400555

West Palm Beach, Florida, 33407

Email: FLpleadings@mwc-law.com

September 19, 26, 2025 25-01402K

PUBLIC ROAD.

33830

unclaimed.

impaired, call 711.

Fl Bar No. 105887

Dated: 09/16/2025

By: /s/ Christopher Evans

#### SECOND INSERTION

GANDARILLA: SONIA MALDO-NADO GANDARILLA; UNKNOWN SPOUSE OF NANCY HERNANDEZ HERNANDEZ A/K/A NANCY HER-NANDEZ; and ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANT WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS.

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.

Together with 1969 Mobile Home, ID # 1133, Title # 3601282, located thereon. Parcel Identification No.: 23-28-21-000000-014180

Property Address: 820 Village Place, Lakeland, Florida 33815 has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before October 16, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATE: 9/8/25

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

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

25-01356K

#### FOURTH INSERTION

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

Case No: 2025DR005828 SEC. 02

Petitioner, And VICTOR HUGO MARTINEZ FLORES,

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

YOU ARE NOTIFIED that an ac-

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

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,

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.

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

Respondent's attorney, 703 W. Bay St., Tampa, FL 33606 Sept. 5, 12, 19, 26, 2025 25-01317K

IOW TO PUBLISH YOUR LEGAL NOTIC IN THE BUSINESS OBSERVER

CALL 941-906-9386 name from the menu option
OR E-MAIL:
gal@businessobserverfl

Family Law Division

In Re: The Matter Of: AMINTA XIOMARA GRANADOS HERNANDEZ,

Respondent.

(Whereabouts unknown)

tion 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

Supreme Court Approved Family

WARNING: Rule 12.285, Florida

CLERK OF THE CIRCUIT COURT (SEAL) By: Shari Reed Deputy Clerk The Law Firm of Ayo and Iken, PLC,

Business

### 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 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

claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is September 19, 2025.

/s/ Naa A. Scott NAA A. SCOTT, As Personal Representative Attorney and Personal Representative

Giving Notice: /s/ Steven E. Gurian . STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com

Florida Bar No. 101511

### 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 GIV-EN pursuant to the Amended Final Judgment of Foreclosure entered on September 1, 2025 in Case No. 2023-CA-003718 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein NEXUS NOVA LLC is Plaintiff, and ANDRES FELIPE VASQUEZ SALCEDO, CAR-OLINA HENAO, VILLAMAR PHASE 3 HOMEOWNERS ASSOCIATION, INC. IINKNOWN 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

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

September 19, 26, 2025 25-01377K

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 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 pend-

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.

ing in the Circuit Court for Polk County,

Florida, Probate Division, the address

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

The date of first publication of this notice is September 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.comSecondary 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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

### 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

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

#### SECOND INSERTION

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-002369 CITIBANK, N.A. AS TRUSTEE FOR EFMT 2022-4 MORTGAGE PASS THROUGH CERTIFICATES, **SERIES 2022-4,** Plaintiff, vs. 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).

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. BUTTER-OCTOBER 24, 2025 at 10:00 a.m. at http://www.polk.realforeclose.com ofthe highest and best bidder for cash, the following described property situ-

FREEDOM FLIPPING ACADEMY,

FIELD, CPA, the Clerk of Court will on fer for sale and sell at public outcry to ated in Polk County, Florida: LOT 13, BLOCK A, STANLEY &

TYLERS ADDITION TO BAR-TOW. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORI-DA, LESS AND EXCEPT THE WEST 5 FEET THEREOF. Property Address: 330 W STANFORD STREET, BAR-TOW, 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: servicefl@mtglaw.com September 19, 26, 2025 25-01372K

#### SECOND INSERTION

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

Case No.: 2025CA-002524-A000-BA MONTICELLI AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs. CARLOS RAMOS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT,

Defendants. TO: Carlos Ramos 467 Monticelli Dr Haines City, FL 33884

YOU ARE NOTIFIED that an action to enforce a lien on the following property in Polk County, Florida:

Lot 17, MONTICELLI AT TOW-ER LAKE, according to the plat thereof recorded in Plat Book 165, Pages 1 and 2, of the Public Records of Polk County, Florida. Parcel I.D. No.: 27-27-17-741013-000170 a/k/a 467 MONTICEL-LI DR

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

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.

If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway 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.

Signed on this SEP 10, 2025. STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT BY: /s/ Asuncion Nieves

Deputy Clerk Shannon L. Zetrouer, Esq., the Plaintiff's attorney, 4100 Central Avenue. St. Petersburg, FL 33711 September 19, 26, 2025 25-01390K

SECOND INSERTION

#### NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2023CA004321000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS.
THOMAS J. MIX; VERONICA L. TOMB; MIDFLORIDA CREDIT UNION; UNKNOWN TENANT **#1: UNKNOWN TENANT #2**; CREDIT ACCEPTANCE CORPORATION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER

CLAIMANTS

Defendant(s). 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 PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.

ANTS are Defendants.

realforeclose.com on November 4, 2025 at 10:00:00 AM EST the follow-

THE WEST 12.5 FEET OF LOT THEREOF.

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 before the clerk reports the surplus as

NENTLY AFFIXED TO THE

Dated this 9th day of September, 2025. ALDRIDGE PITE, LLP

Attorney for Plaintiff Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1681B

September 19, 26, 2025 25-01371K

### SECOND INSERTION

NOTICE OF ACTION IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA Case No. 2025 CA 002784

21ST MORTGAGE CORPORATION, Plaintiff, vs. MICHAEL SHAWN KORNIKOWSKI; UNKNOWN SPOUSE OF MICHAEL SHAWN KORNIKOWSKI: SUSAN KORNIKOWSKI; CITRUS RIDGE NEIGHBORHOOD ASSOCIATION.

Defendant. TO: MICHAEL SHAWN KO-RNIKOWSKI and UNKNOWN SPOUSE OF MICHAEL SHAWN KO-RNIKOWSKI

INC. and UNKNOWN TENANT

last known address, 367 Citrus Ridge Dr., Davenport, FL 33837

Notice is hereby given to MICHAEL SHAWN KORNIKOWSKI and UN-KNOWN SPOUSE OF MICHAEL SHAWN KORNIKOWSKI that an action of foreclosure on the following property in Polk County, Florida:

LOT 367, CITRUS RIDGE PHASE TWO, ACCORDING TO THE MAP OR PLAT THERE-OF, RECORDED IN PLAT BOOK 85, PAGE(S) 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 1988 CHARLAMOR 396 SQ. FT. MODEL MANUFACTURED HOME BEARING SERIAL

NO.: CE10CFL0803870655.

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 Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.:

532024CA003822000000 U.S. BANK TRUST COMPANY. NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PRPM 2023-NQM2,

Plaintiff, v. JOHNIE ALAN HENDERSON, et al,

Defendant(s). 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:

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.

and commonly known as: 415 AVENUE EAST SOUTHEAST, WINTER HA-VEN, FL 33880 (the "Property"). ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60

DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol

Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Joe Hynes, Esq. FL Bar No.: 188654 Jimmy Edwards, Esq. FL Bar No.: 81855 fcpleadings@ghidottiberger.com

ing described real property as set forth in said Final Judgment, to wit: LOTS 55, 56, 57 AND 58, LESS

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 TOGETHER WITH THAT CERTAIN 1985 SPRI MO-BILE HOME WITH VIN #'S GB1CS21358A & GB1CS21358B, WHICH HAVE BEEN PERMA-

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.

401 W. Linton Blvd., Suite 202-B

### SECOND INSERTION

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

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

KENNETH RANDALL SCIACCA A/K/A KENNETH R. SCIACCA AND ROSAURA SCIACCA, et. al. Defendant(s),

TO: ROSAURA SCIACCA, UN-KNOWN SPOUSE OF ROSAURA SCIACCA,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOT 71, SUNSHINE TREE PHASE TWO, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 77, PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for 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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH HIDICIAL CIRCUIT IN AND TY, FLORIDA. FOR POLK COUNTY, FLORIDA Property Address: GENERAL JURISDICTION DIVISION

CASE NO. 2023CA004620000000

SECOND INSERTION

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

ANTONIO GABRIEL FERNANDEZ BARRIOS AND XIOMARA ALEJANDRO GARAY, et al. Defendant(s).

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 SEC-RETARY 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:

LOT 15, BLOCK 3087, POIN-CIANA NEIGHBORHOOD 6, VILLAGE 7, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUN-COLVILLE DR, POINCIANA,

September 19, 26, 2025 25-01373K

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 im-

paired, call 711 Dated this 12 day of September,

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  $\, 25\text{-}01375\,\mathrm{K}$ 

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO: 2024CA000322000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN C FRIEND SR, A/K/A JOHNNY FRIEND, DECEASED, et al, Defendant(s).

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: 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

LOT 3 OF FOX RUN SUBDI-VISION, UNRECORDED. Property Address: 192 Hadden

Lane, Bartow, FL 33830 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SUR-PLUS 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 15, 2025 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff Matter # FL-003856-23 Case # 2024CA000322000000

September 19, 26, 2025 25-01388K

## SECOND INSERTION

FL 33881

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

CIRCUIT CIVIL DIVISION CASE NO.: 2025CA002107A000BA MCLP ASSET COMPANY, INC. Plaintiff(s), vs.

NANCY A. FEENERA/K/A NANCY FEENER; ERIK ROMANOWSKY; MICROF LLC; THE UNKNOWN HEIRS DEVISEES BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF ARNO ROMANOWSKY AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF ARNO ROMANOWSKY; THE UNKNOWN SPOUSE OF NANCY A. FEENER A/K/A NANCY FEENER; THE UNKNOWN TENANT IN POSSESSION,

Defendant(s). TO: THE UNKNOWN HEIRS, DEVI-SEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF ARNO RO-MANOWSKY AND ALL OTHER PER-SONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UN-KNOWN

CURRENT ADDRESS: UNKNOWN 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:

Lot 4, Hills of Lake Elbert, Unit No. 2, according to map or plat

thereof as recorded in Plat Book 45, Page 1, Public Records of Polk County, Florida.. Property address: 607 14th Street Northeast, Winter Haven,

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. 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

impaired, call 711. 10/6/2025 Default date DATED this the day of AUG 27,

than 7 days; if you are hearing or voice

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Ruthy Pacheco

Deputy Clerk Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312

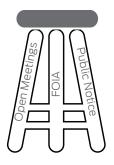
attorney@padgettlawgroup.com TDP File No. 25-000905-1 



# 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







VS



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** 

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**Independence** 



Verifiability



**Archivability** 

**Publishing** notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



## ypes Of Public Notices

### Citizen Participation Notices

Government Meetings  $\overline{\ }$  and Hearings

> Meeting Minutes or Summaries

Agency Proposals

Tax Rates

Proposed Budgets and

Land and Water Use

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes

Tax Districts



**Commercial Notices** Unclaimed Property,



Unclaimed Property,

Banks or Governments



Delinguent Tax Lists. Tax Deed Sales

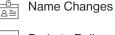


**Government Property** Sales



Permit and License Applications

Mortgage Foreclosures



Probate Rulings



**Divorces and Adoptions** 



Orders to Appear

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