

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-002301-A000-BA
IN RE: ESTATE OF
DAVID MICHAEL LEAHY,
Deceased.

The administration of the Estate of David Michael Leahy, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Katherine P. Leahy
3331 Imperial Manor Way
Mulberry, Florida 33860
Attorney for Personal Representative:
Carol J. Wallace
Attorney for Personal Representative
Elder Law Firm of
Clements & Wallace, PL
310 East Main Street
Lakeland, Florida 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
2nd E-Mail:
abaustert@mclements.com
July 25; August 1, 2025 25-01086K

FIRST INSERTION
NOTICE OF PUBLIC SALE
ADVERTISEMENT OF SAID 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 20th day of August 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 East Memorial Boulevard, Lakeland, FL, 33801. Stanton, Davis 2101 MISC BOXES AND BAGS, FURNITURE (BED SET), SMALL DRESSER. Butler,Markeisa 2124 TOTES, FURNITURE, BIKE, SUITCASE, MISC BAGS. Garrison, April 2069 MIRRORS, ARTWORK, BOXES, LAMP SHADES. Evan,Alvin 2017 KIDS TOYS, SMALL KITCHEN APPLIANCES, FURNITURE, HOUSEHOLD GOODS. Mikkell-Givens,Kyle 2019 MISC BAGS, BOXES. Felton, Sarajeon 2154 DRESSERS, DISPLAY SHELF/BOOKSHELVES, COUCH AND LOVESEAT, MIRROR. Gibson, Melissa 2164 MISC ITEMS, TOOLS, LADDER, HOUSHOLD GOODS, APPLIANCES, MISC BOXES/BAGS. Cheatum, Zachariah 2227 KIDS TOYS, TIRES, MISC BAGS, BOXES. Sale Is subject to cancellation in the event of settlement between owner and obligated party.
July 25; August 1, 2025 25-01090K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2024-CP-003271
Division: PROBATE
IN RE: THE ESTATE OF
HOWARD RAY GAINNEY
Deceased.

The administration of the estate of HOWARD RAY GAINNEY, deceased, whose date of death was August 24, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830.

The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

The date of first publication of this notice is July 25, 2025.

MARANDA ALLEN,
Petitioner
Nattaly Gomez, Esq.
Attorney for Maranda Allen
Florida Bar Number: 1036183
Patriot Legal Group,
10 Bobby Green Plaza,
Auburndale, FL 33823
Telephone: 863-332-2114
E-Mail: Jasmine@patriotlegal.com
Secondary E-Mail:
Service@patriotlegal.com
Nattaly@patriotlegal.com
July 25; August 1, 2025 25-01087K

FIRST INSERTION
LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025/2026
BUDGETS AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Lakeside Preserve Community Development District ("District") will hold a public hearing on August 20, 2025, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agendas and Proposed Budget may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817; (407) 723-5900 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at the hearings or meetings because of a 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager
July 25; August 1, 2025 25-01089K

FIRST INSERTION
HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025/2026
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Hawthorne Mill North Community Development District ("District") will hold a public hearing on **August 13, 2025, at 9:30 at Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the **District Manager, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561)571-0010 ("District Manager's Office")**, during normal business hours or by

FIRST INSERTION
FOX BRANCH RANCH
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025/2026
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Fox Branch Ranch Community Development District ("District") will hold a public hearing on **August 13, 2025, 9:30 a.m. at Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the **District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office")**, during normal business hours.

FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
Case No. 2025CP002300A000BA
Division: Probate
IN RE: ESTATE OF
MARY FRANCES FUHREL
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 Mary Frances Fuhrel, deceased, File Number 2025CP002300A000BA, 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 June 13, 2025; that the total value of the estate is \$4,370.20 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
The Mary Frances Fuhrel Living Trust Dated May 27, 2025,	Nicholas Constantine Ivon, Jr., as Trustee
4929 Luce Rd.,	Lakeland, FL 33813

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is July 25, 2025.
Person Giving Notice:
Nicholas Constantine Ivon, Jr.
4929 Luce Rd.,
Lakeland, FL 33813
Attorney for Person Giving Notice:
Linda M. Schultz, Esq.
Florida Bar No. 1008259
Daniel Medina, B.C.S.
Florida Bar No.0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com;
linda@medinapa.com
Secondary E-Mail:
sam@medinapa.com
July 25; August 1, 2025 25-01085K

visiting the District's website https://hawthornemillnorthcdd.net/.

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

Any person requiring special accommodations at this meeting because of a 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager
July 25, 2025 25-01091K

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

Any person requiring special accommodations at this meeting because of a 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager
July 25, 2025 25-01092K

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

The date of first publication of this Notice is July 25, 2025.

Person Giving Notice:
Nicholas Constantine Ivon, Jr.
4929 Luce Rd.,
Lakeland, FL 33813
Attorney for Person Giving Notice:
Linda M. Schultz, Esq.
Florida Bar No. 1008259
Daniel Medina, B.C.S.
Florida Bar No.0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com;
linda@medinapa.com
Secondary E-Mail:
sam@medinapa.com
July 25; August 1, 2025 25-01104K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025CP-002284-A000-BA
Division 14
IN RE: ESTATE OF
RICHARD C. ROLLINS a/k/a
RICKY ROLLINS
Deceased.

The administration of the estate of Richard C. Rollins a/k/a Ricky Rollins, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 Com-

FIRST INSERTION
GROVES AT LAKE MARION
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026
PROPOSED BUDGET(S); AND
NOTICE OF REGULAR BOARD OF
SUPERVISORS' MEETING

The Board of Supervisors ("Board") of the Groves at Lake Marion Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 13, 2025
TIME: 11:00 AM
LOCATION:
Lake Alfred Public Library
245 N Seminole Avenue
Lake Alfred, Florida 33850
The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2025-CP-001648
IN RE: ESTATE OF
PAUL JOSEPH
HENRY MARCKISOTTO
Deceased.

The administration of the Estate of Paul Joseph Henry Marckisotto, deceased, whose date of death was August 25, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Ashley N. Rollins
3510 Royal Court North
Lakeland, Florida 33812
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
July 25; August 1, 2025 25-01088K

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager
July 25; August 1, 2025 25-01093K

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Cyrus Malhotra
3903 Northdale Blvd Ste 100E
Tampa, FLORIDA 33624
Attorney for Personal Representative:
Cyrus Malhotra, Esq., Attorney
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM, P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail:
filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@FLprobatesolutions.com
July 25; August 1, 2025 25-01106K

PUBLIC SALES / ESTATE / SALES / ACTIONS ---

FIRST INSERTION	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 Nikki B's Specialties located at 724 Coventry Rd, in the County of Polk, in the City of Davenport, Florida 33897 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Davenport, Florida, this 16 day of July, 2025. ALCHEMENTAL COLLECTIVE LLC July 25, 202525-01094K	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 The Green Team Environmental located at 4510 Walker Lake Rd, in the County of Polk, in the City of Bartow, Florida 33830 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bartow, Florida, this 21 day of July, 2025. Julie Stern Coaching & Consulting LLC July 25, 202525-01095K

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 unless paid in cash the day of sale for release of vehicle. Owner or person claiming interest or a lien on the vehicle may file a demand for hearing with the Clerk of Court or post a cash or surety bond in the amount stated in invoice before date of auction with the Clerk of Court. SALE DATE AUGUST 25,2025 THE SECRET COLLISION CENTER (863)875-7784 3411 RECHER HWY WINTER PARK FL 2014 TOYOT JTEBU5JRXE5182285 \$15,136.21 NAPELTONS CLERMONT CHRYS-	LER JEEP DODGE (407)287-4433 15859 STATE ROAD 50 CLERMONT FL 2012 JEEP 1C4RJFD-J7CC265401 \$935.00 TJ AUTO COLLISION (407)738-0010 8217 US HWY 98 N LAKELAND FL 2021 TOYT 5YFEPMAE3MP266627 \$8,226 2015 BMW WBA5B1C54FD919642 \$7,509.70 PODIUM AUTO COLLISION LLC. (352)849-7599 8217 US HWY 98 N LAKELAND FL 2017 NISS 1N6BA1F44HN547175 \$18,171.81 AMERICAN AUTO REPAIR (863)940-9797 5601 US HWY 98 N LAKELAND FL 2005 CHEV 1GCJK33205906411 \$1,690.95 July 25, 202525-01103K

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 25CP-2175 IN RE: ESTATE OF Ronald E. Bittner, Sr. deceased. The administration of the estate of Ronald E. Bittner, Sr., deceased, Case Number 25CP-2175, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	and other persons having claims or demands against the decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 25, 2025. /s/ Linda Lee Perkins Personal Representative Address: 4920 Herndon Way, Auburndale, FL 33823 /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 July 25; August 1, 202525-01101K

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case: 2025 CP 2367 IN RE: ESTATE OF TERESA PETTWAY Deceased. The administration of the estate of TERESA PETTWAY, deceased, whose date of death was August 13, 2020, 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 petitioner's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 25, 2025. Petitioner: JOSHUA PETTWAY 11247 San Jose Blvd., Apt. 1908 Jacksonville, FL 32223 /s/ Markeishia L. Smith, Esquire Markeishia L. Smith, Esquire THE LAW OFFICES OF MARKEISHIA L. SMITH, P.A. Florida Bar No. 122772 P.O. Box 3303 Haines City, FL 33844 Phone: (863) 866-9917 Fax: (863) 438-6860 Primary: msmith@thesmithlawfirm.org Attorney for Petitioner July 25; August 1, 202525-01102K

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE: Notice is hereby given that on 8/22/25 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: PEBEX INTERNA-	TIONAL LLC FORD 1FT7W2BT-5MEE03822 8588.48 Tel: 813-697-1791 MV#:MV103652 LOCATION: 1936 S COMBEE RD, LAKELAND, FL 33801/ July 25, 202525-01112K

SAVE

TIME

lv20906_v11

lv20906_v11

Email your Legal Notice

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

FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION Second Verified Amended Complaint IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532024CA002146000000 LLACG COMMUNITY INVESTMENT FUND, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEWISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST DOROTHY RICHARDSON, DECEASED; et al, Defendant(s). To the following Defendant(s): BRIAN MCLEAN (Last Known Address: 5166 Carbondale Drive, Columbus, OH 43232) CAROL MIOTTEL (Last Known Address: 14994 Jenny Drive, Warren, MI 00000) DONNA HIRMIZ-ABRO A/K/A DONNA ABRO (Last Known Address: 33353 Stoner Drive, Sterling Heights, MI 48312) JAMES O. CLOVEN, JR. (Last Known Address: 18319 E 11 Mile Rd, Roseville, MI 48066) MICHAEL D. CURRY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DOROTHY RICHARDSON, DECEASED (Last Known Address: 825 Forest Lake Dr., Lakeland, FL 33809) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 197, OF LAKESIDE HILLS ESTATES, PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGE 35,	PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1007 CASSANDRA LN, LAKELAND, FL 33809 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 8/15/2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 9th day of July, 2025. STACY M. BUTTERFIELD As Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk Ghidotti Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 July 25; August 1, 202525-01100K

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001834 Division Section 14 IN RE: ESTATE OF THOMAS JOHN TULLY Deceased. The administration of the estate of Thomas John Tully, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 225 North Broadway Avenue, BARTOW, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The date of first publication of this notice is July 25, 2025. Angela Toffoli Personal Representative 7710 Southwest 99th Avenue Miami, FL 33173 Thomas J. Shea III Attorney for Personal Representative Email Addresses: Tom@tjshealaw.com Florida Bar No. 0117218 8401, Suite 100 J R Manor Dr., Suite 100 Tampa, FL 33634 Telephone: (813) 792-0111 July 25; August 1, 202525-01107K	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. 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 July 25, 2025. Angela Toffoli Personal Representative 7710 Southwest 99th Avenue Miami, FL 33173 Thomas J. Shea III Attorney for Personal Representative Email Addresses: Tom@tjshealaw.com Florida Bar No. 0117218 8401, Suite 100 J R Manor Dr., Suite 100 Tampa, FL 33634 Telephone: (813) 792-0111 July 25; August 1, 202525-01107K

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CC-007085-0000-00 THE RIDGE SWAN LAKE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. FRANCISCO MARRERO, et al., Defendant(s). Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated 7/13/2025, in Case No.: 2023CC-007085-0000-00 of the County Court in and for Polk County, Florida, wherein THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and FRANCISCO MARRERO, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 8/15/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 61, THE RIDGE AT SWAN LAKE, according to the map or plat thereof, recorded in Plat Book 146, Pages 38 through 40, inclusive, Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court 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: July 21, 2025 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 July 25; August 1, 202525-01096K	plat thereof, recorded in Plat Book 146, Pages 38 through 40, inclusive, Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court 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: July 21, 2025 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 July 25; August 1, 202525-01096K

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 NEWM mobile home bearing vehicle identification number 2700797 and all personal items located inside the mobile home. Last Tenant: Caroline Marie Ireland and Manuel Velasco Hernandez a/k/a Manuel De Jesus Velasco Hernandez. Sale to be held at: Tranquil Acres, 70 Avenue E, North Auburndale, Florida 33823, (863-272-2286). July 25; August 1, 202525-01119K	

FIRST INSERTION	FIRST INSERTION
RE-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. 2023CA004842000000 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JULIE A. BROOME; 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 an Order or Summary Final Judgment of foreclosure dated February 6, 2024 and an Order Resetting Sale dated June 26, 2025 and entered in Case No. 2023CA004842000000 of the Circuit Court in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and JULIE A. BROOME; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on August 26, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 2, INDIAN RIDGE ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED	ED IN PLAT BOOK 106, PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1999 JACO DOUBLEWIDE MOBILE HOME HAVING VIN# JACFL19681A, TITLE# 75556397 AND VIN# JACFL19681B, TITLE# 75556398 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED July 17, 2025. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 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 1446-191742 / TM1 July 25; August 1, 202525-01099K

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025CC-002148 Division: Civil ELEFENT ENTERPRISES INC., D/B/A MIGHTY DOG ROOFING OF CENTRAL FLORIDA, a Corporation, Plaintiff, vs. PETER SILVA a/k/a PETER G. SILVA; and UNKNOWN SPOUSE OF PETER SILVA; Defendants NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated July 9, 2025, in the above-styled cause, I will sell to the highest and best bidder for cash, at the online auction www.polk.realforeclose.com at www.polk.realforeclose.com on August 12, 2025 at 10:00 a.m., the following described property: Begin at the Northeast corner of Lot 14, South View Estates, a Subdivision, according to the Plat thereof recorded in Plat Book 34, Page 4, Public Records of Polk County, Florida, and run Westerly 30 feet along the North boundary of Lot 14; thence Southerly and parallel to the East boundary of said Lot 14, a distance of 140 feet to a Point of Beginning; thence Westerly and parallel to the North boundary of said Lot 14, a distance of 120 feet; thence Southerly and parallel to the East boundary of said Lot 14, a distance of 160 feet; thence Easterly and parallel to the North boundary of said Lot 14, a distance of 120 feet; thence Northerly and parallel to the East boundary of said Lot 14, a	distance of 160 feet to the Point of Beginning; being a part of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 27 South, Range 24 East, Polk County, Florida. Street Address: 1316 Walker Cir E, Lakeland, Polk County, Florida 33805 Parcel Identification No.: 242720-161600-000148 (hereinafter the "Liened Property") Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: July 22, 2025 SOUTHERN ATLANTIC LAW GROUP, PLLC /s/ Stephen H. Bates Stephen H. Bates Esq. Florida Bar No.: 58197 290 1st Street S. Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500 Email Addresses: Stephen@southernatlanticlaw.com Sandy@southernatlanticlaw.com pleadings@southernatlanticlaw.com Attorneys for Plaintiffs July 25; August 1, 202525-01105K

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-002990 VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs. ERNEST A. WENTWORTH, Defendant. Notice is given that pursuant to the Final Judgment of Foreclosure dated July 8, 2025, in Case No.: 2024-CA-002990 of the Circuit Court in and for Polk County, Florida, wherein VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and ERNEST A. WENTWORTH, is the Defendant. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on September 9, 2025, the following described property set forth in the Final Judgment of Foreclosure: 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. 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: July 21, 2025 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 July 25; August 1, 202525-01098K

PUBLIC SALES / ESTATE / SALES---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1986
IN RE: ESTATE OF
HUMBERTO RIOS MARTINEZ,
aka HUMBERTO RIOS
Deceased.

The administration of the estate of HUMBERTO RIOS MARTINEZ, also known as HUMBERTO RIOS, deceased, whose date of death was April 20, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 25, 2025.

LESLIE A. MEDINA JIMENEZ
Personal Representative
173 Cloverbrook Trail
Davenport, FL 33837
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
July 25; August 1, 2025 25-01113K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2368
IN RE: ESTATE OF
MILDRED E. VANSKOY
Deceased.

The administration of the estate of Mildred E. VanScoy, deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Courts - Probate Division, P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Gregory VanScoy
5 Woodhollow Drive
Auburn, New York 13021
Attorney for Personal Representative:
Haylee N. Blessing, Attorney
Florida Bar Number: 1059314
Henderson, Franklin,
Starnes & Holt, P.A.
3451 Bonita Bay Blvd., Suite 206
Bonita Springs, FL 34134
Telephone: (239) 344-1100
Fax: (239) 344-1120
E-Mail: haylee.blessing@henlaw.com
Secondary E-Mail:
denise.edwards@henlaw.com
July 25; August 1, 2025 25-01111K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.
2025CA-001655-A000-BA
IN RE: THE ESTATE OF
WILLIAM A. LEGANT, a/k/a
WILLIAM LEGANT,
Deceased.

The administration of the estate of WILLIAM A. LEGANT, a/k/a WILLIAM LEGANT, deceased, whose date of death was March 17, 2025, is pending in the Circuit Court for the Tenth Judicial Circuit in and for Polk County, Florida, Probate Division, the address of which is Clerk of the Court, PO Box 9000, Drawer CC-4, Bartow, FL, 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative:
William E. Legant,
37 Fernmill Lane,
Palm Coast, FL 32137.
Attorney for Personal Representative:
/s/ Christopher A. Desrochers
Christopher A. Desrochers, P.L.
2504 Ave. G NW
Winter Haven, FL 33880
(863) 299-8309
Designated Email Address:
cadlawfirm@hotmail.com
Fla. Bar #0948977
July 25; August 1, 2025 25-01110K

PUBLIC SALES / ESTATE / SALES---

Notice of Public Hearing and Board of Supervisors Meeting of the
Leomas Landing Community Development District

The Board of Supervisors (the **"Board"**) of the Leomas Landing Community Development District (the **"District"**) will hold a public hearing and a meeting on August 18, 2025, at 12:00 p.m. at the Holiday Inn North I-4 located at 4500 Lakeland Park Drive, Lakeland, Florida 33809.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the **"O&M Assessments"**).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.leomaslandingedd.org, or may be obtained by contacting the District Manager's office via email at larry@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Width	Lots	ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
40'-45'	178	0.80	\$1,609.57	\$286,503.71	\$1,712.31	\$304,791.18
50'-55'	158	1.00	\$2,011.96	\$317,890.36	\$2,140.39	\$338,181.23
TOTAL	336			\$604,394.07		\$642,972.41

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

July 25, 2025

FIRST INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 53-2024-CA-000037
HOLIDAY INN CLUB VACATIONS
INCORPORATED
Plaintiff, vs.
DUNCAN ET AL.,
Defendant(s).

Notice is hereby given that on 8/8/25 at 10:00 a.m. Eastern time at www.polk.realforeclose.com, Clerk of Court, Polk County, Florida, will offer for sale of the following described real property:

I JUDITH DUNCAN, LEONARD DUNCAN JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LEONARD DUNCAN JR. An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923%, Use Period No./ Unit No. 33/0104, Building 1

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2024-CA-000037.

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

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

DATED This July 22, 2025
JERRY E. ARON, P.A.
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
July 25; August 1, 2025 25-01108K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

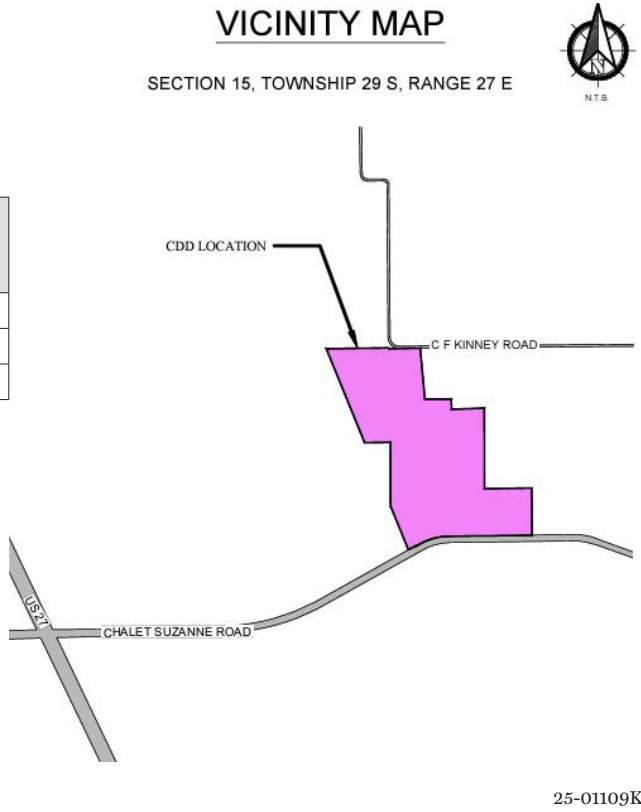
050250

FIRST INSERTION

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Larry Krause
District Manager
4917-0577-2869, v. 1



25-01109K

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 ACTION
CASE NO.:
532022CA002663000000
DIVISION: 04
FRANKIE PARTNERS,
Plaintiff, vs.
BRUCE M. WASHINGTON A/K/A
BRUCE M. WASHINGTON, SR.,
et al.,
Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 26, 2025, and entered in Case No. 532022CA002663000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which FRANKIE PARTNERS, is the Plaintiff and BRUCE M. WASHINGTON A/K/A BRUCE M. WASHINGTON, SR.; STATE OF FLORIDA; LAKE VAN HOMEOWNERS' ASSOCIATION, INC. F/K/A LAKE VAN ESTATES HOMEOWNERS' ASSOCIATION, INC are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www.polk.realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida on August 18, 2025 at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 46, LAKE VAN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 48 THROUGH

51, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1886 VAN GOGH DR., AUBURNDALE, FL 33823

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of sale. Notice of the changed time of sale shall be published as provided herein.

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

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
July 25; August 1, 2025 25-01114K

PUBLISH YOUR LEGAL NOTICE

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Business Observer

1V20878-V7

Q&A

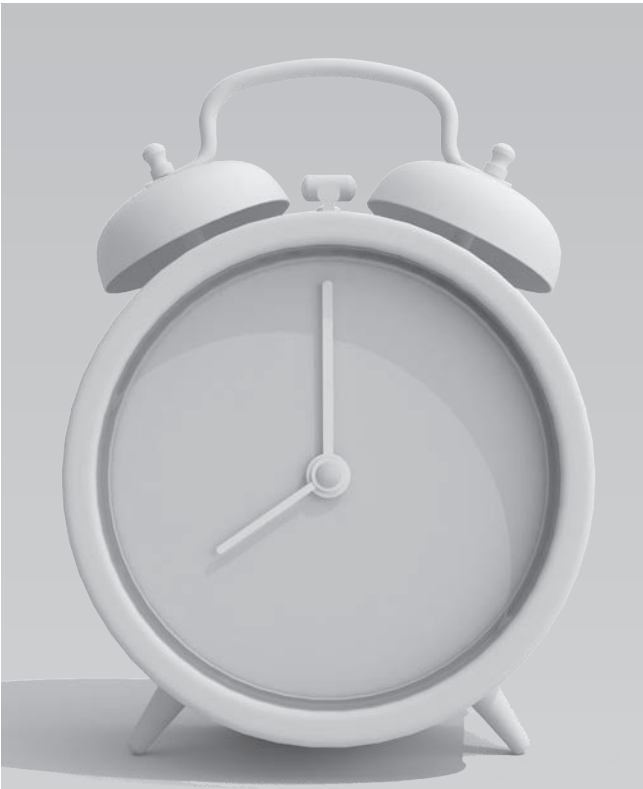
Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

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To publish your legal notice call: 941-906-9386

1V18231-V7



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--- ACTIONS / SALES---

FIRST INSERTION

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

CASE NO. 2025CA001966A000BA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
JUAN DE LIRA PERADA, et. al.
Defendant(s),
TO: JUAN DE LIRA PERADA, 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:

THE WEST 25 FEET OF LOT 9 AND ALL OF LOT 10, BLOCK A, HILLCREST SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 21, 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 August 29,

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 23rd day of July, 2025.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT (SEAL) BY: Ascunio Nieves
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-304802 - KiL
July 25; August 1, 2025 25-01115K

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION

CASE NO.: 2025CA001981
TH MSR HOLDINGS LLC,
Plaintiff, vs.
CHRISTIAN A. MCCULLERS; et al.,
Defendants.
TO: CHRISTIAN A. MCCULLERS; 6241 FORESTWOOD DR W LAKELAND, FL 33811
KASIDY L. GARRETT N/K/A KASIDY L. MCCULLERS; 6241 FORESTWOOD DR W LAKELAND, FL 33811
UNKNOWN TENANT #1; 6241 FORESTWOOD DR W LAKELAND, FL 33811
UNKNOWN TENANT #2; 6241 FORESTWOOD DR W LAKELAND, FL 33811

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

LOT 131, FORESTWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE(S) 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 6241 FORESTWOOD DR W, LAKELAND, FL 33811 (the "Property").

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 8/29/2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on JUL 22, 2025.

STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT (SEAL) By: Ruthy Pacheco
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road,
Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
July 25; August 1, 2025 25-01116K

Q&A

Are there different types of legal notices?

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

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

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

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To publish your legal notice Email:

legal@businessobserverfl.com

1V8327_V20

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 ACTION

CASE NO.: 2024-CA-003478
SERGEI SHARAPOV, AS TRUSTEE OF THE SHARAPOV FAMILY TRUST,
Plaintiff, vs.
DAVID E WILLIAMS, LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 19, 2025, and entered in Case No. 2024-CA-003478 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which SERGEI SHARAPOV, AS TRUSTEE OF THE SHARAPOV FAMILY TRUST, is the Plaintiff and DAVID E. WILLIAMS LLC; COUNTRY LINE CLUB, INC., are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www.polk.realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida on August 18, 2025 at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FORT MEADE, COUNTY OF POLK, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF BLOCK 1 OF DIXIE HIGHWAY HOMESITES, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17; THENCE SOUTH AND ALONG SAID RIGHT-OF-WAY LINE 9.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH

AND ALONG SAID RIGHT-OFWAY LINE 116.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 1; THENCE EAST AND ALONG SAID SOUTH LINE OF BLOCK 1 A DISTANCE OF 170.00 FEET; THENCE NORTH 116.00 FEET; THENCE WEST 170.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 17. PARCEL: 25-32-33-488000-001102
PROPERTY ADDRESS: 245 U.S. 17, FORT MEADE, FLORIDA 33841

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the his pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
July 25; August 1, 2025 25-01117K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA003650000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3,
ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3,
Plaintiff, VS.
JOEL ALICEA; CARLA CHEVEREALICEA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; 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, DEWISEES, GRANTEEES, 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 July 11, 2025 in Civil Case No. 2024CA003650000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3 is the Plaintiff, and JOEL ALICEA; CARLA CHEVERE-ALICEA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; 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 UN-

KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on August 15, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 122, POINCIANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the his 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 22nd day of July, 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,
FL Bar No. 66699
2025.07.22 09:04:11 -04'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-15223B
July 25; August 1, 2025 25-01118K

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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--- ACTIONS / ESTATE ---	
SECOND INSERTION	SECOND INSERTION
PUBLIC-NOTICE FOR THE KLENDSELY REVOCABLE-LIVING-TRUST By this publication: the KLENDSELY REVOCABLE-LIVING-TRUST dba as KLE Legacy is on the public-record with the Clerk-of-the-Circuit-Courts-and-Comptroller for the County of POLK, FLORIDA, as of June 27, 2025, with a recorded-filing-number of 2025150230 and a recording-fee of eighty-six dollars and fifty cents (\$86.50). For the benefit and protection of the living-woman :Kay-Langford: Endsley: this Trust is the lawful-security for the estate/trust known as KAY LANGFORD ENDSLEY with the living-woman acting in full-capacity as the executor and registered-owner of said estate/trust. With the mailing-location for this Trust as: C/O 3253 PEBBLEBROOKE BLVD, LAKELAND, FLORIDA, [33810] The living-woman :Kay-Langford: Endsley is not the corporate-person or decedent NAME known as KAY LANGFORD ENDSLEY, but is the sole living beneficiary, executor, and entitlement-holder thereof. The name KAY LANGFORD ENDSLEY is property of the Trust, and may not be used, claimed, or assigned by any individual, agency, or entity without the express written permission of the Trustee or Registered-Owner. For the viewing of the public-record: the filing is available at the Clerk-of-the-Circuit-Courts-and-Comptroller for the County-POLK, FLORIDA. July 18, 25; Aug. 1, 8, 2025 25-01051K	SECOND AMENDED NOTICE OF ACTION (formal notice by publication) (amended to obtain updated dates) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001485 IN RE: ESTATE OF TY*MARI ISHAI MASSAIAH WHITE, Deceased. TO: CHRISTOPHER WHITE, as Father and Natural Guardian of TY*MARI ISHAI MASSAIAH WHITE, address is unknown. YOU ARE NOTIFIED that a Notice of Administration has ben filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: DAVID W. VELIZ, ESQUIRE, 630 North Wymore Road, Suite 330, Maitland, FL 32751 on or before August 15, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Signed on this 2nd day of July, 2025. /s/ Stacy Butterfield, CPA As Clerk of the Court (SEAL) By: Donna Miles As Deputy Clerk First publication on July 18, 2025. July 18, 25; Aug. 1, 8, 2025 25-01073K

SUBSEQUENT INSERTIONS	
--- ACTIONS / ESTATE ---	
THIRD INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CC-000838-0000-00 TEN ROCKS MHP, LLC, Plaintiff, vs. DAVID WEAVER, KATHLEEN WEAVER, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES. Defendants. TO: Kathleen Weaver 3925 North Combee Road Lot No. 18 Lakeland, Florida 33805 YOU ARE NOTIFIED that a Declaratory Action as to that certain single-wide mobile home and all personal items, appliances, and fixtures contained therein located at: 3925 North Combee Road, Lot No. 18, Lakeland, Florida 33805 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Polk County, Florida, this 11 day of July, 2025. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Ashley Saunders DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com July 25; August 1, 2025 25-01083K	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002248-A000-BA IN RE: ESTATE OF RICHARD DEAN MURPHY Deceased. The administration of the estate of Richard Dean Murphy, deceased, whose date of death was May 23, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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

SUBSEQUENT INSERTIONS	
--- ACTIONS / ESTATE ---	
THIRD INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 25-CC-1933 APEX LAND HOLDINGS, LLC, a Utah limited liability company, as Trustee of the Florida No. 4816 Land Trust, Plaintiff, v. JOEL ENFECTANA and NAKITA D. ROMINE, Defendants. STATE OF FLORIDA To: JOEL ENFECTANA and NAKITA D. ROMINE, whose residence is unknown. YOU ARE NOTIFIED that an action to quiet title on the following property in Polk County, Florida: Lot 5 and the North ½ of the Lot 4, Block 3, Colonial Terrace, A Subdivision, According to the Plat thereof, as recorded in Plat book 36, Page 9 of the Public Records of Polk County, Florida More commonly known as 4816 Pilgrim Ln, Lakeland, FL 33810 has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before June 9 2025 upon Vestalia Aylsworth, Esq.,	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024CA002243000000 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DAVID L. MARLOW, JR. A/K/A DAVID LEE MARLOW, JR.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; POLK COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE; LEANN MARIA CLAY; UNKNOWN SPOUSE OF DAVID L. MARLOW, JR. A/K/A DAVID LEE MARLOW, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 18 day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 1057, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, AND CORRECTED IN O.R. BOOK 1591, PAGE 614, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 209 GROUPER CT, POINCIANA, FL 34759 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 21 day of July 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN. 2.516 eservice@decubaslewis.com 24-01667 July 25; August 1, 2025 25-01097K

SUBSEQUENT INSERTIONS	
--- ACTIONS / ESTATE ---	
THIRD INSERTION	SECOND INSERTION
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ACTIONS / SALES / ESTATE / PUBLIC SALES

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2025-CP-002274-A000-BA IN RE: ESTATE OF PATRICIA G. LESLIE, Deceased. The administration of the Estate of Patricia G. Leslie, deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	
unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is July 18, 2025.	
Personal Representative: Carol J. Wallace 310 E. Main Street Lakeland, Florida 33801 Attorney for Personal Representative: Carol J. Wallace Attorney for Personal Representative Elder Law Firm of Clements & Wallace, PL 310 East Main Street Lakeland, Florida 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com 2nd E-Mail: abaustert@mclements.com	July 18, 25, 202525-01062K

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR POLK COUNTY PROBATE DIVISION FILE NO.: 2025-CP-002307 IN RE: GREGORY WAYNE FLEMING Deceased. The administration of the estate of Gregory Wayne Fleming, deceased, whose date of death was April 21, 2025 is pending in the Circuit Court for Polk County, Florida, Probate Division; File No. 2025-CP-002307; the address of which is 255 North Broadway Ave. Bartow, FL 33830-3912. 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate,	
including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 18, 2025.	
Petitioner NOEL RIZZUTO 3609 39th Street North St. Petersburg, FL 33713 Attorneys for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com	July 18, 25, 202525-01071K

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2025-CP-002008-A000-BA IN RE: ESTATE OF JOHN H. MAY, JR. Deceased. The administration of the estate of John H. May, Jr., deceased, whose date of death was July 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	
unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is July 18, 2025.	
Personal Representative: Barbara C. Mann 405 Laurel Cove Way Winter Haven, Florida 33884 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com	July 18, 25, 202525-01069K

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-3987 Division Probate IN RE: ESTATE OF JOHN F. TYSARCZYK Deceased. The administration of the estate of John F. Tysarczyk, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, 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. 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 un-	
der s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is July 18, 2025.	
Personal Representative: /s/ Jama L. Tysarczyk Jama L. Tysarczyk 211 Drayton Ave. Davenport, Florida 33837 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com	July 18, 25, 202525-01053K

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2025CP001387A000BA IN RE: ESTATE OF TONY LEE WIGGINS, Deceased. The administration of the estate of Tony Lee Wiggins, deceased, whose date of death was January 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	
unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is July 18, 2025.	
Personal Representative: Brandy Michelle Randolph 7024 County Road 34 Dadeville, Alabama 36853 Attorney for Personal Representative: Melissa L. Wheaton, Esquire Florida Bar No. 641324 Killgore, Pearlman, P.A. 800 N. Magnolia Ave, Suite 1500 Orlando, Florida 32803 Telephone: 407-425-1020 Email: mwheaton@kpsds.com Secondary Email: esagar@kpsds.com	July 18, 25, 202525-01046K

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No. 2024CC005512000000 CENTRAL RIDGE ESTATES HOMEOWNERS' ASSOCIATION, INC., Plaintiff, v. ALEXIS JAVIER SANTANA BERROCALES and UNKNOWN TENANT(S), Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, Case No. 2024CC005512000000 the Clerk of the Court, Polk County, shall sell the property situated in said county, described as: Lot 16, CENTRAL RIDGE ESTATES, according to the plat or map thereof, as recorded in Plat Book 149, Page 13 and 14, Public Records of Polk County, Florida. PARCEL ID NO.: 28-31-28-965101-000160 ("Property") Property Address: 540 Central Ridge Ln, Frostproof, Florida 33843 at public sale, to the highest and best bidder for cash at 10:00 a.m. on August 8, 2025. The sale shall be conducted online at http://www.polk.realforeclose.com. Any person claiming an interest	
in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, 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.	
Dated this 15th day of July 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpplaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholas T. Pizanias, Florida Bar No. 118857 10526-006	July 18, 25, 202525-01072K

SECOND INSERTION	
PUBLIC NOTICE Effective June 16, 2025, Jose L. Acuna, MD., is no longer providing care at WellMed. Patients of Dr. Acuna may continue care at WellMed at SE Lakeland Patients can obtain copies of their medical records at: WellMed at SE Lakeland 4740 Exploration Ave. Lakeland, FL 33812 Phone: 1-863-666-9020 Fax: 1-817-514-7879 July 18, 25; Aug. 1, 8, 2025 25-01064K	
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 53-2023-CA-005638-000000 Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Eddie Howard King a/k/a Eddie King, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 53-2023-CA-005638-000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Eddie Howard King a/k/a Eddie King, Deceased; Shanel Nicole King a/k/a Shanel N. King; Carolyn King Holt a/k/a Carolyn K. Holt; Fabian Donte King a/k/a Fabian D. King; Lakeside Landings Homeowners Association, Inc.; Unknown Spouse of Carolyn King Holt a/k/a Carolyn K. Holt are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 12th day of August, 2025, the following described property as set forth in said	
Final Judgment, to wit: LOT 419, LAKESIDE LANDINGS PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE(S) 45 THROUGH 55, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 26-28-11-531001-004190	
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 14th day of July, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 Case No. 53-2023-CA-005638-000000 File # 23-F01379	July 18, 25, 202525-01058K

FOURTH INSERTION	
AMENDED NOTICE OF ACTION BY PUBLICATION (Notice by Publication) IN THE CIRCUIT COURT OF THE TENTH CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2025 CA 001365 KATC, LLC, a Florida Limited Liability Company, Plaintiff, vs. SAMPAIO&ROSA, LLC, et al, Defendants. TO: TO THE FOLLOWING ENTITY WHOSE LOCATION IS UNKNOWN: SAMPAIO&ROSA, LLC, and any and all unknown heirs, devisees, grantees, creditors, and other unknown persons claiming by, through and under the above-named individuals, whose last known addresses are unknown, or all others who may have an interest in the above action. YOU ARE NOTIFIED that a Verified Complaint For Foreclosure has been filed in this court and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, whose name and address is Spencer M. Gledhill, of the law firm of Fasset, Anthony & Taylor, P.A., 1325 West Colonial Drive, Orlando, FL 32804 on or before 30 days from the first publication of the notice and file the original with the Clerk of this Court, 255 N. Broadway Ave., Bartow, FL 33830, 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.	
Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further 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.	
WITNESS my hand and Seal of this Court on June 27, 2025. Default Date: August 4, 2025 I HEREBY CERTIFY that the Clerk sent a true copy of the foregoing as well as a copy of the Verified Complaint furnished via U.S. Mail this 27 day of June 2025, to: SAMPAIO&ROSA, LLC, 1563 Ely Ct, Kissimmee, FL 34744 (last known address).	
Stacy M. Butterfield CLERK OF THE COURT (SEAL) By Asuncion Nieves As Deputy Clerk	
Spencer M. Gledhill, Fasset, Anthony & Taylor, P.A., 1325 West Colonial Drive, Orlando, FL 32804 July 4, 11, 18, 25, 2025	25-00980K

FOURTH INSERTION	
WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS Notice is hereby given that the Winslow's Point Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, <i>Florida Statutes</i>. The Board of Supervisors of the District will conduct a public hearing on August 1, 2025 at 10:00 a.m. at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District. The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, roadways, potable water distribution system, reclaimed water distribution system, wastewater system, stormwater management improvements, landscape and hardscape, and other lawful improvements or services within or without the boundaries	
of the District.	
Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.	
There may be occasions when Supervisors or District Staff may participate by speaker 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, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days 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 hearing with respect to any matter considered at the hearing 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 July 4, 11, 18, 25, 2025	25-00977K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

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

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2022CA003014000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. VENESSA WILLIAMS CARTER A/K/A VANESSA WILLIAMS CARTER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to a Final Judgment of Foreclosure dated May 22, 2024, and entered in 2022CA003014000000 of the Cir- cuit Court of the TENTH Judicial Circuit in and for Polk County, Flor- ida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVIC- ING is the Plaintiff and VENESSA WILLIAMS CARTER A/K/A VAN- ESSA WILLIAMS CARTER 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 August 08, 2025, the following described prop- erty as set forth in said Final Judg- ment, to wit: LOT 10, NORTH LAKE EL- BERT HEIGHTS, ACCORD- ING TO THE PLAT THERE- OF, RECORDED IN PLAT BOOK 41, PAGE(S) 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 6			

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-7062 MIDFLORIDA CREDIT UNION, Plaintiff, vs. KIMBERLY HOLT; THE UNKNOWN SPOUSE OF KIMBERLY HOLT; JAMES D. BRESSLER; THE UNKNOWN SPOUSE OF JAMES D. BRESSLER; CHARLES LIST, JR.; THE UNKNOWN SPOUSE OF CHARLES LIST, JR.; LAKE MARIANA ACRES HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants. NOTICE IS HEREBY GIVEN that pur- suant to a Amended Final Judgment of Foreclosure entered on July 14, 2025, in this case in the Circuit Court of Polk County, Florida, the real property de- scribed as: Lot 294, LAKE MARIANA ACRES UNIT THREE, a sub- division according to the plat thereof recorded in Plat Book 76, Pages 25 and 26, of the Public Records of Polk County Florida. TOGETHER with that cer- tain 1986 CYPR singlewide mobile home with VIN No. C14010881065 situated thereon. AND An undivided 1/331 interest in the recreation area as shown on the plat of LAKE MARIANA ACRES, according to the plat thereof recorded in Plat Book 64, Page 10, of the Public Re- cords of Polk County, Florida; AND An undivided 1/331 interest in Lot 232 of LAKE MARIANA ACRES UNIT TWO, accord- ing to the plat thereof recorded in Plat Book 71, Page 35, of the Public Records of Polk County, Florida. Property Address: 1941 Regina Drive, Lake Alfred, Florida 33850 will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com , on August 5, 2025, at 10:00 a.m. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disabil- ity who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. DATE: July 15, 2025 Gregory A. Sanoba, Esquire Florida Bar No. 955930 Email: greg@sanoba.com Jose A. Morera II, Esquire Florida Bar No. 1019265 Email: joe@sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Phone: (863) 683-5353 Fax: (863) 683-2237 Attorneys for Plaintiff July 18, 25, 2025 25-01067K			

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. 2024CA001673000000 FIRST COLONY MORTGAGE CORPORATION, Plaintiff, vs. CHRISTOPHER OLSEN AND NICOLE OLSEN, et. al. Defendant(s), TO: CHRISTOPHER OLSEN, 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 fore- closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 22, BLOCK 792, POIN- CIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE MAP OR PLAT, AS RECORDED IN PLAT BOOK 53, PAGES 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress Avenue, Suite 100, Boca Raton,			

SECOND INSERTION			
HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS [EXPANSION PARCEL] Notice is hereby given that the Haw- thorne Mill North Community Devel- opment District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be lev- ied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will con- duct a public hearing on August 13, 2025 at 9:30 a.m., or as soon thereaf- ter as the matter may be heard, at the Holiday Inn Express & Suites Orlando South, 4050 Hotel Drive, Davenport, Florida 33897. The purpose of the public hearing is to consider the adoption of a resolu- tion authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on the Expansion Parcel, which was added to the District pursu- ant to an Ordinance adopted by the City Commission of the City of Lakeland, Florida. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/ or operating community development facilities, services and improvements within and without the boundaries of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad va- lorem assessments. The public hearing is open to the public and will be conducted in accor- dance with the provisions of Florida law. The public hearing may be con- tinued to a date, time, and place to be specified on the record. There may be occasions when Board Supervisors or District Staff may participate by speak- er telephone. Any person requiring special ac- commodations at this hearing because of a disability or physical impairment should contact the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955- 8770 (Voice), for aid in contacting the District Manager. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the tes- timony and evidence upon which such appeal is to be based. District Manager July 18, 25; Aug. 1, 8, 2025 25-01074K			

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.: 2024CA002061000000 WILMINGTON TRUST NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST SERIES 2007-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3, Plaintiff, vs. SHEMMER THOMAS A/K/A SHEMMER T. THOMAS; UNKNOWN SPOUSE OF SHEMMER THOMAS A/K/A SHEMMER T. THOMAS; HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO HSBC BANK NEVADA, N.A.; LVNV FUNDING LLC; STATE OF FLORIDA - DEPARTMENT OF REVENUE, Defendant(s). NOTICE OF SALE IS HEREBY GIV- EN pursuant to the order of Summary Final Judgment of Foreclosure dated May 9, 2025, and entered in Case No. 2024CA002061000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein Wilmington Trust National Associa- tion, as successor trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3, Mortgage Pass- Through Certificates, Series 2007-3, is Plaintiff and Shemmer Thomas a/k/a Shemmer T. Thomas; Unknown Spouse of Shemmer Thomas a/k/a Shemmer T. Thomas; HSBC Fi- nance Corporation, successor in inter- est to HSBC Bank Nevada, N.A.; LVNV Funding LLC; State of Florida - De- partment of Revenue, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 9th day of Sep- tember, 2025, the following described property as set forth in said Final Judg- ment, to wit: LOTS 24, 25, AND THE SOUTH 5 FEET OF LOT 23, BLOCK 10, HACKLAKE SUB- DIVISION, AS RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 965S Lakev- iew Avenue, Bartow, Florida 33830 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort- gage. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 7/9/2025 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 22-400313 July 18, 25, 2025 25-01038K			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025-CC-000216 DUNHAM WELL DRILLING, INC, a Florida corporation, Plaintiff, vs. MARQUIS A. WILLIAMS, SR. and MELICIA E. WILLIAMS, husband and wife, Defendant(s). TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN that pursuant to the Default Final Judgment of Foreclosure dated July 1, 2025, and entered in Case No. 2025-CC-000216 of the County Court of the TENTH Ju- dicial Circuit, in and for Polk County, Florida, in which DUNHAM WELL DRILLING, INC. is plaintiff, and MARQUIS A. WILLIAMS, SR. and MELICIA E. WILLIAMS are defen- dants; Stacy M. Butterfield, as Clerk of the Court, will sell at public sale to the highest and best bidder for cash at www.polk.realforeclose.com , at 10:00 AM on August 5, 2025, in accordance with Section 45.031 of the Florida Stat- utes, the following-described real prop- erty as set forth in said Final Judgment, to wit: Lot 2, Block 304, Unit 9, of INDIAN LAKE ESTATES, ac- cording to the plat thereof, as recorded in Plat Book 40, Page 42 of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, is any, other than the property owner as of the date of the Lis Pendens must file a claim in ac- cordance with Section 45.031, Florida Statutes. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DANIEL A. FOX, P.A. /s/ Daniel A. Fox Daniel A. Fox, Esquire Florida Bar No.: 094648 Post Office Box 7584 Winter Haven, FL 33883-7584 P: 863-268-9579 Primary Service Email: eservice@danfoxlaw.com Secondary Service Email: office@danfoxlaw.com Attorney for Plaintiff, DUNHAM WELL DRILLING, INC. July 18, 25, 2025 25-01057K			

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-000034 CENTENNIAL BANK, Plaintiff, vs. EDSON FERNANDES DE MIRANDA FILHO; et al., Defendants. Notice is given that pursuant to a Final Default Judgment of Foreclosure and Assessment of Reasonable Attorney's Fees, dated June 20, 2025, in Case No. 2025-CA-000034 of the Circuit Court for Polk County, Florida in which CEN- TENNIAL BANK is the Plaintiff and EDSON FERNANDES DE MIRANDA FILHO; and FESTIVAL HOMEOWN- ERS ASSOCIATION, INC.; are the Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash at www.polk.realforeclose.com , at 10:00 a.m. on August 4, 2025, the following- described property set forth in the order of Final Judgment: Lot 24, of FESTIVAL PHASE 1, according to the Plat thereof, as recorded in Plat Book 156, Page 41, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ J. Timothy Schulte James Timothy Schulte, Esquire Florida Bar No.: 769169 ZIMMERMAN, KISER & SUTCLIFFE, P.A. 315 E. Robinson St., Suite 600 (32801) P.O. Box 3000 Orlando, FL 32802 Telephone: (407) 425-7010 Facsimile: (407) 425-2747 tschulte@zkslaw.com jjanerrojas@zkslaw.com service@zkslaw.com Counsel for Plaintiff JTS/jbc 10433-190 [10433-190/11594356/1] July 18, 25, 2025 25-01041K			

SECOND INSERTION			
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO DEPENDENT OR MINOR CHILDREN OR PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No: 2025-DR-003183 Division: 80 In re: The Marriage of: DANIELLE COELHO FERMO, Petitioner/Wife and ANDRE REGES, Respondent/Husband. TO: ANDRE REGES. ADDRESS: 411 Manitoba Dr Kissimmee, FL 34759. YOU ARE NOTIFIED that an action for PETITION FOR DISSOLUTION OF MARRIAGE WITH NO DEPEN- DENT OR MINOR CHILDREN OR PROPERTY has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DANIELLE COELHO FERMO, whose address is 4206 Eastgate Drive Apt. 1537 Orlando, FL, 32839 on or before (date) Aug 11, 2025, and file the original with the clerk of this Court At Polk County Courthouse, 255 N Broad- way Ave. Bartow, FL 33830. before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. {If applicable, insert the legal de- scription of real property, a specific de- scription 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 Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings. Dated July 3, 2025 Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: Lawanda Blake {Deputy clerk} July 18, 25; Aug. 1, 8, 2025 25-01044K			

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.: 2022CA003227000000 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEWISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ROBERT L. HOLMES, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 24, 2025 and entered in Case No. 2022CA003227000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein ALL UNKNOWN HEIRS, BENEFI- CIARIES, LEGATEES, DEWISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PER- SON CLAIMING BY, THROUGH, UNDER OR AGAINST ROBERT L. HOLMES, DECEASED; TIMOTHY HOLMES; TERA PATRICE WIG- GINS; LOUIS DERRICK HOLMES; CLARISSA ANN HOLMES; ROB- ERT G. HOLMES; CARMENTIA LASTACIA GANT N/K/A LASTACIA CARMENTIA SAVAGE GANT; UN- KNOWN SPOUSE OF ROBERT L. HOLMES; FLORIDA DEPARTMENT OF REVENUE; POLK COUNTY, FLORIDA; and CACH, LLC, 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 August 8, 2025 at 10:00am, the following de- scribed real property as set forth in said Final Judgment, to wit: BEGINNING AT THE NORTH- WEST CORNER OF THE NE 1/4 OF SECTION 12, TOWN- SHIP 30 SOUTH, RANGE 23 EAST, RUN SOUTH 0 DE- GREES 01' 660.00 FEET, THENCE WEST 950.00 FEET TO THE POINT OF BEGIN- NING THENCE RUN SOUTH 0 DEGREES 01' WEST 110.91 FEET; WEST 50.00 FEET; NORTH 0 DEGREES 01' EAST 110.91 FEET, EAST 50.00 FEET TO THE POINT OF BE- GINNING. THE BEARINGS GIVEN IN THIS DESCRIP- TION ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 23 EAST, AS SHOWN ON THE OFFICIAL PLAT OF MULBERRY HEIGHTS, FILED FOR RECORD IN PLAT BOOK 26, PAGE 26, IS A DUE EAST LINE. and commonly known as: 600 S.E. 3RD ST., MULBERRY, FL 33860 (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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 fcpleadings@ghidotberger.com July 18, 25, 2025 25-01066K			

SECOND INSERTION		
NOTICE OF PUBLIC SALE Notice is hereby given that on 08/01/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 1983 LIMI recreational vehicle bearing vehicle identification number TRF-LA3276, and all personal items located		

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA002120 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL PARTIES CLAIMINING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF GERALDINE GUTHRIE SEARS, DECEASED; et al., Defendant(s). TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Parties Claimining An Interest By, Through, Under, Or Against The Estate Of Geraldine Guthrie Sears, Deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:		

LOT 21, BLOCK 184, ADDITION TO RESUBDIVISION OF A PORTION OF DAVENPORT, FLORIDA, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 21A, 21B AND 21C,	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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 15, 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 JUL 10, 2025.	
	Stacy M. Butterfield As Clerk of the Court (SEAL) By: Asuncion Nieves As Deputy Clerk	

ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1133-3768B Ref# 11818 July 18, 25, 2025	25-01060K
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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. 2024CA004684 BH GLOBAL INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs. AMBAR REALTY LLC, a Florida limited liability company; SOLANA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation; UNKNOWN TENANT IN POSSESSION # 1; and UNKNOWN TENANT IN POSSESSION # 2; Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated June 5, 2025 and entered in Case No. 2024CA004684 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida wherein BH GLOBAL INVESTMENTS, LLC, a Florida limited liability company, is the Plaintiff(s) and AMBAR REALTY LLC, a Florida limited liability company; and SOLANA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on the 4th day of August, 2025 at www.polk.realforeclose.com the following described property as set forth in said Order or Final Judgment, to-wit: Lot 57, SOLANA, according to		

SECOND INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CC004733 GOLDEN RIDGE HOMEOWNERS' ASSOCIATION, INC., A Florida Not-For-Profit Corporation, Plaintiff, v. REINALDO ARROYO RIVERA & JOSE LUIS TORRES SANTIAGO Defendants. TO: JOSE LUIS TORRES SANTIAGO 532 Sapphire Drive Davenport, FL 33837 If alive, and if dead, all parties claiming interest by, through, under or against JOSE LUIS TORRES SANTIAGO, and all parties having or claiming to have any right, title, or interest in the property described herein. YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:		

Lot 77, Golden Ridge, according to the map or plat thereof, as recorded in Plat Book 167, Page(s) 24, of the Public Records of Polk County, Florida Property Address: 532 Sapphire Drive, Davenport, FL 33837 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on GOLDEN RIDGE HOMEOWNERS' ASSOCIATION, INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler &	Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the 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. 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: August 15, 2025 WITNESS my hand and the seal of this Court on July 9th, 2025.	
	Stacy M. Butterfield Polk County Clerk of Court (SEAL) By Asuncion Nieves Deputy Clerk	

Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 July 18, 25, 2025	25-01052K
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SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA001123A000BA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST, Plaintiff, vs. BHOLAT INVESTMENT HOLDINGS, LLC A/K/A BHOLAT INVESTMENT HOLDINGS LLC, et al., Defendants. TO: BHOLAT INVESTMENT HOLDINGS, LLC A/K/A BHOLAT INVESTMENT HOLDINGS LLC 3440 OLENTANGY RIVER RD UNIT 6F, COLUMBUS, OH 43202 MUHAMMED Z. BHOLAT 481 REYNOLDS AVE APT 208, COLUMBUS, OH 43201 SALEHA BHOLAT 481 REYNOLDS AVE APT 208, COLUMBUS, OH 43201		

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 47, OF SANTA CRUZ PHASE ONE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ	ten defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before August 15, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court 9th day of July, 2025. STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 24-04064 July 18, 25, 2025	25-01068K
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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. 532024CA003743000000 LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIERIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF EDDIE KING, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant Order Granting Plaintiff's Motion to Cancel Sale and Reschedule Foreclosure Sale dated July 1, 2025 in Case No. 532024CA003743000000 in the Circuit Court in and for Polk County, Florida wherein LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and UNKNOWN HEIRS, BENEFICIERIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF EDDIE KING, DECEASED, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on AUGUST 5, 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 419, LAKESIDE LANDINGS PHASE ONE ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 147, PAGES 45-55 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 5820 MARSH LANDING DR WINTER HAVEN, FL 33881. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: July 14, 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@fclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 July 18, 25, 2025	25-01059K
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SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA000689000000 EF MORTGAGE LLC, Plaintiff, v. CAROL DEABREU LLC, a Florida limited liability company; WILDFLOWER RIDGE HOMEOWNERS ASSOCIATION INC.; POLK COUNTY, FLORIDA; THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1, Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 30, 2025 entered in Civil Case No. 2024CA000689000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein EF MORTGAGE LLC, Plaintiff and CAROL DEABREU LLC, a Florida limited liability company; WILDFLOWER RIDGE HOMEOWNERS ASSOCIATION INC.; POLK COUNTY, FLORIDA; THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A CECILIA RIGGS are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com begin-		

ning at 10:00 AM on Augsut 14, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 54, WILDFLOWER RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 132, PAGES 42 THROUGH 44, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 406 Wildflower Rd., 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 02306945-JMV Case No.: 2024CA000689000000 July 18, 25, 2025	25-01077K
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SECOND INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 532023CA006279000000 CITADEL SERVICING CORPORATION, Plaintiff, vs. 1027 FANTASY LLC; EMMANUEL MOHAMMED; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed June 22, 2025 and entered in Case No. 532023CA006279000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein CITADEL SERVICING CORPORATION is Plaintiff and EMMANUEL MOHAMMED; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; 1027 FANTASY LLC; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on August 6, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1, FANTASY ISLAND RESORT ORLANDO, ACCORD-		

ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 190, PAGE(S) 45 AND 46, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled 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 10th day of July 2025. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-01307 CSC V6.20190626 July 18, 25, 2025	25-01039K
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SECOND INSERTION		
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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 532023CA006576000000 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICIA A. WEARING, DECEASED; CECILIA SMITH; CARMELLA DIXON; STEPHEN SATTERFIELD; WELLS FARGO USA HOLDINGS, INC. S/B/M WELLS FARGO FINANCIAL SYSTEM FLORIDA, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 20, 2025 and entered in Case No. 532023CA006576000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2 is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICIA A. WEARING, DECEASED; CECILIA SMITH; CARMELLA DIXON; STEPHEN SATTERFIELD; UNKNOWN PERSON(S)	ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 190, PAGE(S) 45 AND 46, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled 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 10th day of July 2025. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-01307 CSC V6.20190626 July 18, 25, 2025	

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THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA, TO-WIT: BEGIN 132 FEET EAST OF THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4, RUN EAST 66 FEET, SOUTH 330 FEET, WEST 66 FEET, NORTH TO POINT OF BEGINNING, LESS THE NORTH 163 FEET AND LESS THE SOUTH 15 FEET FOR LAUREL STREET, SECTION 9, TOWNSHIP 30 SOUTH, RANGE 25 EAST, 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 10th day of July 2025. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00490 SPS V6.20190626 July 18, 25, 2025	25-01040K	
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SECOND INSERTION		
PUBLIC NOTICE Effective June 16, 2025, Pedro Ruiz, MD., is no longer providing care at WellMed. Patients of Dr. Ruiz may continue care at WellMed at SE Lakeland Patients can obtain copies of their medical records at: WellMed at SE Lakeland 4740 Exploration Ave. Lakeland, FL 33812 Phone: 1-863-666-9020 Fax: 1-817-514-7879 July 18, 25; Aug. 1, 8, 2025 25-01063K		



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Business Observer

The History

How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States. Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner. Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out. Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism. True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount. At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his “brain trust,” as it was christened. They devised measures to be taken after his inauguration that grew into the “New Deal” FDR had pledged to the American people in accepting the Democratic nomination for president. The election of 1932 was a watershed in narrowly political terms. In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16. The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government. One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income. Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close. But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that “the only thing we have to fear is fear itself.” And he immediately launched a frenetic program of legislative measures — the “100 days” of a special congressional session. The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

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ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.