

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 22nd day of October, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Porter, Melishia Furniture, Box SpringMattress, Totes, Office Chair; Thomas, Nija BAGS, KNIVES, FOLDING CHAIRS, LUGGAGE, SHOES HOUSEHOLD GOODS, OTHER; Haynes, Ronnie WALKER, SHOES, ENTERTAINMENT CENTER; vallanz, Karell DRESSER, COUCHES, SPEAKERS, LAMPS, BIKES, BOXES; Pena, Edward BOXES, BAGS, DECORATIONS, LAMP, BOOKS, TOTES, O2 TANK, HOUSEHOLD GOODS, OTHERS; Mitchell, Monique Clothes, Suitcases, Bags; Laster, LaMonica PINBALL MACHINE, TOOLS, JACK, COMMERCIAL WASHER; Ferron, David TOOLS, BIKE, LUGGAGE, TOTES, CLOTHES, KITCHEN WARES, HOUSEHOLD GOODS, OTHER; Diaz Arce, Charlene KITCHEN WARE, MATTRESS, SECTIONAL COUCH, LUGGAGE, PILLOWS, BELTS, HOUSEHOLD GOODS, OTHER; Roberts, Brittany BAGS, CLOTHES, SHOES, HOUSEHOLD GOODS, OTHER; Alvin, Evan KIDS TOYS, SMALL KITCHEN APPLIANCES, FURNITURE, HOUSEHOLD GOODS; Hill, Latoya Furniture, Household Goods, Bedding, Bags; Mikell-Givens, Kyle MISC BAGS, BOXES; Garrison, April MIRRORS, ARTWORK, BOXES, LAMP SHADES; Davis, Stanton MISC BOXES AND BAGS, FURNITURE (BED SET), SMALL DRESSER; Felton, Sarajeon DRESSERS, DISPLAY SHELFBOOK-SHELVES, COUCH AND LOVESEAT, MIRROR; Gibson, Melissa MISC ITEMS, TOOLS, LADDER, HOUSHOLD GOODS, APPLIANCES, MISC BOXESBAGS; Cheatum, Zachariah KIDS TOYS, TIRES, MISC BAGS, BOXES Sale is subject to cancellation in the event of settlement between owner and obligated party.

Dated at Lakeland, Florida, this 25th day of September, 2025.

Abbigail Hughes

October 3, 2025 25-01469K

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 Glimmer Nail Shop located at 1415 Mann Rd, in the County of Polk in the City of Lakeland, Florida 33810 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 25th day of September, 2025.

October 3, 2025 25-01470K

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 Title Solutions Group located at 320 Wilder Rd Lot 5, in the County of Polk in the City of Lakeland, Florida 33809 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 25th day of September, 2025.

TRIPLE L TITLE SERVICES LLC

October 3, 2025 25-01471K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Furniture Canopy located at 22549 Highway 27 in the City of Lake Wales, Polk County, FL 33859 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of September, 2025.

Overlook Holdings, LLC

October 3, 2025 25-01472K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Knot & Thistle located at 3038 Panther Drive in the City of Lakeland, Polk County, FL 33812 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of September, 2025.

Kara Banks

October 3, 2025 25-01479K

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 Color Me Included Play Cafe located at 3631 Havendale Blvd Suite B, in the County of Polk, in the City of Auburndale, Florida 33823 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Auburndale, Florida, this 30th day of September, 2025.

COLOR ME INCLUDED, INC.

October 3, 2025 25-01480K

FIRST INSERTION

PUBLIC NOTICE

The Florida Department of Transportation will be conveying a perpetual easement consisting of 4,050 sq. ft. located off Dosseywood Lane, Lakeland, Polk County, by public purpose conveyance.

October 3, 2025 25-01468K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-3039

IN RE: ESTATE OF SHIRLEY ANN HENNING, Deceased.

The administration of the estate of SHIRLEY ANN HENNING, deceased, whose date of death was September 21, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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.

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-3039

IN RE: ESTATE OF SHIRLEY ANN HENNING, Deceased.

The administration of the estate of SHIRLEY ANN HENNING, deceased, whose date of death was September 21, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: October 3, 2025.

ORVILLE HENNING

Personal Representative

10404 Highway 27, Lot R198

Frostproof, FL 33843

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

October 3, 10, 2025 25-01460K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003080

IN RE: ESTATE OF JAMES BRUCE MOORE, Deceased.

The administration of the estate of JAMES BRUCE MOORE, deceased, whose date of death was May 28, 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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 532025CP003182A000BA

Division 14

IN RE: ESTATE OF THADDEUS LEE THOMAS Deceased.

The administration of the estate of Thaddeus Lee Thomas, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 988, CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE TO CREDITORS

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

File No. 2025CP002332A000BA

Division: Probate

IN RE: ESTATE OF TRAVIS MCQUINN Deceased.

The administration of the estate of Travis McQuinn, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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,

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: October 3, 2025.

JAMES MOORE

Personal Representative

5423 Oakway Drive

Lakeland, FL 33805

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

October 3, 10, 2025 25-01461K

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is October 3, 2025.

Personal Representative:

Angela R. Thomas

1042 W. 12th Street

Lakeland, Florida 33805

Attorney for Personal Representative:

Rodolfo Suarez Jr. Esq., Attorney

Florida Bar Number: 013201

9100 South Dadeland Blvd, Suite 1620

Miami, Florida 33156

Telephone: 305-448-4244

E-Mail: rudy@suarezlawyers.com

Secondary E-Mail: eservice@suarezlawyers.com

October 3, 10, 2025 25-01462K

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is October 3, 2025

Personal Representative:

Deena E. McQuinn

11155 57th Terrace

Seminole, Florida 33772

Attorney for Personal Representative:

Tanya Bell, Esq.

Florida Bar Number: 52924

Bell Law Firm, P.A

2611 Keystone Road,

Suite B-1

Tarpon Springs, Florida 34688

Telephone: (727) 287-6316

Fax: (727) 287-6317

TanyaBell@BellLawFirmFlorida.com

Felicia@BellLawFirmFlorida.com

October 3, 10, 2025 25-01463K

FIRST INSERTION

NOTICE TO CREDITORS

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

File No. 532025CP002548A000BA

IN RE: ESTATE OF WILBUR DEAN LEWIS, Deceased.

The administration of the estate of WILBUR DEAN LEWIS, Deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Springs at Lake Alfred Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850 on the following dates:

October 16, 2025

November 20, 2025

December 18, 2025

January 15, 2026

February 19, 2026

March 19, 2026

April 16, 2026

May 21, 2026

June 18, 2026

July 16, 2026

August 20, 2026

September 17, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025-2026

The Board of Supervisors of the Highland Meadows II Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Shamrock First Baptist Church, 2661 Marshall Rd., Haines City, FL 33844 at 4:30 p.m. unless otherwise indicated as follows:

Thursday, October 23, 2025

Monday, November 17, 2025

Monday, December 15, 2025

Thursday, January 22, 2026

Thursday, February 26, 2026

Thursday, March 26, 2026

Thursday, April 23, 2026

Thursday, May 28, 2026

Thursday, June 25, 2026

Thursday, July 23, 2026

Thursday, August 27, 2026

Thursday, September 24, 2026

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is October 3, 2025.

ALEXIS LEWIS,

Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

2501 Hollywood Blvd.

Suite 206

Hollywood, FL 33020

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com

Secondary Email: Jennifer@srblawyers.com

October 3, 10, 2025 25-01464K

these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://springsatlakealfredcdd.net/.

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

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

District Manager

October 3, 2025 25-01478K

tained from Patricia Thibault, Anchor Stone Management, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 or by calling 407-698-5350 ("District Office").

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

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

Patricia Thibault

District Manager

October 3, 2025 25-01477K

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

10/02/25

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA002566A000BA MSR ASSET VEHICLE LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUIS SOTO MEDINA A/K/A LUIS SOTO-MEDINA A/K/A LUIS SOTO, DECEASED; LUIS SOTO; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC.; SUNRUN INSTALLATION SERVICES INC., Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Luis Soto Medina a/k/a Luis Soto-Medina a/k/a Luis Soto, deceased 2057 Hemingway Avenue Haines City, Florida 33844 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: LOT 75 OF CARIBBEAN COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Street Address: 2057 Heming-		
way Avenue, Haines City, Florida 33844 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date 10/30/2025 Dated on SEP 22, 2025. Stacy M. Butterfield, CPA Clerk of said Court (SEAL) By: Ruthy Pacheco As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com Publish: Business Observer File#:25-400235 October 3, 10, 202525-01492K		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA-003146-0000-00 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. PHILIP HROMANIK; UNKNOWN SPOUSE OF PHILIP HROMANIK; ROSEMARIE OWOC HROMANIK; UNKNOWN SPOUSE OF ROSEMARIE OWOC HROMANIK; BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to an Order dated September 16, 2025 entered in Civil Case No. 2024CA-003146-0000-00 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and PHILIP HROMANIK; ROSEMARIE OWOC HROMANIK; BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Stacy M. Butterfield,		
Clerk of Court, will sell the property at www.polk.realforeclose.com beginning at 10:00 AM on October 31, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 102, OF BRIDGEFORD CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, AT PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 620 Bridgeford Crossing Blvd, 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. 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. Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Tajji S. Foreman Tajji S. Foreman FBN: 0058606 Service E-mail: fltrealprop@kelleykronenberg.com File No: 2390.000289 October 3, 10, 202525-01489K		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA CIVIL ACTION CASE NO.: 24-CA-4195 LEONARD H. MARKS Plaintiff, vs. QUICK FIND PROPERTIES, LLC, REALPRO INVESTMENT GROUP LLC, CITY OF LAKELAND and UNKNOWN PERSONS OR TENANTS IN POSSESSION Defendants. NOTICE IS HEREBY GIVEN, pursuant to Order Rescheduling Sale Date entered in this cause on September 22, 2025 in the Circuit Court of Polk County, Florida, I will sell the property situated in Polk County, Florida described as: Lot 9, Less the North 6 feet, Block 1, MID-PARK HEIGHTS, according to the plat thereof as recorded in Plat Book 14, Page 33 of the Public Records of Polk County, Florida Property Address: 1038 W. 10th Street, Lakeland, FL 33805 including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.polk.realforeclose.		
com, on October 27, 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 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 in Polk County, Florida on this 30th day of September, 2025 By: /s/Sergio A Florez Leonard H. Marks, Esq. - FBN 366862 x Sergio A. Florez, Esq.- FBN 118666 8870 N. Himes Avenue, PO Box 301 Tampa, Fl 33614 (813) 495-5429 (813) 385-1620 Lmarks813@gmail.com Sergioalflorez@gmail.com Attorneys for Plaintiff October 3, 10, 202525-01486K		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA001525000000 PHH MORTGAGE CORPORATION, Plaintiff, vs. KATHYANN ANDREA CLYNE-MANDEVILLE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 2024CA001525000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and KATHYANN ANDREA CLYNE-MANDEVILLE; UNKNOWN SPOUSE OF KATHYANN ANDREA CLYNE-MANDEVILLE; ASSOCIATION OF POINCIANA VILLAGES, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 24, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 714, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 27 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 737 PARROT CT, POINCIANA, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 30 day of September, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-184954 - ErS October 3, 10, 202525-01483K		
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2025CA001076000000 DIVISION: 8 PNC Bank, National Association Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Leticia Santos a/k/a Leticia R. Santos, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Leticia Concepcion; Unknown Spouse of Leticia Concepcion; Isabel Santos; Vizcay Homeowners Association of Polk County, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). TO: Leticia Concepcion: 207 Victory Avenue, Davenport, FL 33837 and Unknown Spouse of Leticia Concepcion: 207 Victory Avenue, Davenport, FL 33837 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui jurs. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows: LOT 8, VIZCAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE(S) 42 AND 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. more commonly known as 207 Victory Avenue, Davenport, FL 33837. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff&#39;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: Oct. 30, 2025 WITNESS my hand and seal of this Court on the 23 day of Sept., 2025. Stacy M. Butterfield Circuit and County Courts (SEAL) By: A. Nieves Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 25-332473 FCO1 NCM October 3, 10, 202525-01491K		

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.: 2025CC003649 SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. NICHOLE SHERLA-DELLE ALEXANDER, et al., Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/17/2025, in Case No.: 2025CC003649 of the County Court in and for Polk County, Florida, wherein SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and NICHOLE SHERLA-DELLE ALEXANDER, et al., are the Defendants. 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 10/22/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 37, SQUIRE'S GROVE, according to the plat thereof as recorded in Plat Book 137, Pages 41,42, and 43, 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: September 30, 2025 By: /s/Jennifer Sinclair Jennifer Sinclair, Esquire Florida Bar No.: 29559 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 October 3, 10, 202525-01485K		

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.: 2025CC003649 SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. NICHOLE SHERLA-DELLE ALEXANDER, et al., Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/17/2025, in Case No.: 2025CC003649 of the County Court in and for Polk County, Florida, wherein SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and NICHOLE SHERLA-DELLE ALEXANDER, et al., are the Defendants. 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 10/22/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 37, SQUIRE'S GROVE, according to the plat thereof as recorded in Plat Book 137, Pages 41,42, and 43, 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: September 30, 2025 By: /s/Jennifer Sinclair Jennifer Sinclair, Esquire Florida Bar No.: 29559 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 October 3, 10, 202525-01485K		

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532024CA002854000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST O, Plaintiff, vs. REBECCA PEREZ A/K/A REBECCA NOEL PEREZ; KEYVER PEREZ; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 September 17, 2025, and entered in Case No. 532024CA002854000000 of the Circuit Court in and for Polk County, Florida, wherein Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust O is Plaintiff and REBECCA PEREZ A/K/A REBECCA NOEL PEREZ; KEYVER PEREZ; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 November 4, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: THE NORTH 120 FEET OF THE SOUTH 170 FEET OF THE WEST 100 FEET OF THE EAST 400 FEET OF THE NORTH 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 25 EAST, LYING AND BEING IN POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS 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 9/25/2025. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 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 1422-202531 / TM1 October 3, 10, 202525-01481K		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA006380000000 SELENE FINANCE LP, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLARD ARON RICE A/K/A WILLARD AARON RICE, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 2023CA006380000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein SELENE FINANCE LP is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLARD ARON RICE A/K/A WILLARD AARON RICE, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JENNIFER STEWART; RANDALL RICE; UNIVERSAL MORTGAGE CORPORATION D/B/A UFG MORTGAGE are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 24, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 28, WOLF RUN 1ST ADDITION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 26, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND THAT CERTAIN 1992 CARRIE MOBILE HOME WITH VIN NUMBER FLFLM70B-19402CCG. Property Address: 808 INDIAN BLUFF, WINTER HAVEN, FL 33880 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 30 day of September, 2025. By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-152349 - NaC October 3, 10, 202525-01482K		

FIRST INSERTION		
NOTICE OF RULE DEVELOPMENT BY THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 190 and 120, <i>Florida Statutes</i>, the Westview South Community Development District ("District") hereby gives notice of its intention to develop a set of lake and trespass rules ("Lake and Trespass Rules"). The proposed Lake and Trespass Rules rule number is 2025-1. The purpose and effect of these rules is to provide for efficient and effective District operations. Specific legal authority for the rules includes Sections 190.011(5), 120.54 and 120.81, <i>Florida Statutes</i>. A public hearing will be conducted by the District on November 12, 2025, at 2:00 p.m. at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, FL 34746. Additional information regarding this public hearing may be obtained from the District's website, https://www.westviewsouthcdd.net/, or by contacting the District Manager, Andrew Kantarzhia, at kantarzhia@whhassociates.com, or by calling (561) 571-0010. A copy of each set of proposed rules may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Andrew Kantarzhia District Manager October 3, 202525-01493K		

--- SALES / ACTIONS ---

FIRST INSERTION

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

Case No. 2023CA004246

Freedom Mortgage Corporation, Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jerry O. Hartzog a/k/a Jerry Oneal Hartzog, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004246 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, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jerry O. Hartzog a/k/a Jerry Oneal Hartzog, Deceased; Jerry Dale Hartzog a/k/a Jerry D. Hartzog; Russell O'Neal Hartzog; Clerk of the Court, Polk County, Florida 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 4th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

Parcel A

LOT 57 AND THE SOUTH 30 FEET OF LOT 56, TIMBER-CREEK PAHSE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MOBILE HOME WITH VIN#14604826A & 14604826B AND TITLE# 47614824 AND 47589060. PARCEL B

LOT 56 LESS THE SOUTH 30 FEET, TIMBERCREEK PAHSE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID: 24-28-02-164952-000570 & 24-28-02-164952-000561

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 1st day of October, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDoes@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F00008

October 3, 10, 2025 25-01497K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532024CA000480000000

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v.

SUMMER LACKEY; UNKNOWN SPOUSE OF SUMMER LACKEY; LEOPOLDO TORRES; UNKNOWN SPOUSE OF LEOPOLDO TORRES; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 15, 2025 entered in Civil Case No. 532024CA000480000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and SUMMER LACKEY and LEOPOLDO TORRES are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at www.polk.realforeclose.com beginning at 10:00 AM on October 30, 2025 the following described property as set forth in said Final Judgment, to-wit:.

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PARCEL:

LOTS 49 AND 50, BLOCK 10, MID-WAY GARDENS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND A PART OF THE PLATTED STREETS, ALSO DESCRIBED AS: BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE

NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 25 EAST; THENCE RUN SOUTH 150 FEET FOR A POINT OF BEGINNING; THENCE RUN EAST 130.52 FEET; THENCE RUN SOUTH 150 FEET; THENCE RUN WEST 130.52 FEET; THENCE RUN NORTH 150 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHTS OF WAY THEREOF.

Property Address: 2501 Shirah Rd, 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 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.

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Taji S. Foreman
FBN: 0058606
Service E-mail: FTLrealprop@kelleykronenberg.com
File No: 02307106-JMV
October 3, 10, 2025 25-01490K

FIRST INSERTION

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

CASE NO. 2024CA003066000000

PLANET HOME LENDING, LLC, Plaintiff, vs.

JAMES EDWARD BALLARD AKA JAMES E. BALLARD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 2024CA003066000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and JAMES EDWARD BALLARD AKA JAMES E. BALLARD; KRENSON BAY HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 24, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, KRENSON BAY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 39, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 136 KRENSON BAY LOOP, 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 in accordance with Florida Statutes, Section 45.031.

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

Dated this 30 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-219760 - ErS

October 3, 10, 2025 25-01484K

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. 2025CA002898A000BA

PHH MORTGAGE CORPORATION, Plaintiff, vs.

LUIS ERNESTO JIMENEZ JR, et. al. Defendant(s),

TO: LUIS ERNESTO JIMENEZ JR, UNKNOWN SPOUSE OF LUIS ERNESTO JIMENEZ JR, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 302 AS SHOWN ON THE PLAT ENTITLED, "ASTONIA PHASE 2 & 3" RECORDED IN PLAT BOOK 192, PAGES 27 THROUGH 41, 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 11-6-2025

/(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 30 day of Sept., 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-247856

October 3, 10, 2025 25-01498K

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V19

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

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.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT

Legals.BusinessObserverFL.com

To publish your legal notice Email:

legal@businessobserverfl.com

1W18237_V21

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

FIRST INSERTION		
BOARD OF SUPERVISORS MEETING DATES SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 The Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at Auburndale Historic Depot, 120 W Park St, Auburndale, FL 33823 , on the fourth Tuesday of each month at 6:00 p.m. , unless otherwise indicated as follows: Tuesday, October 28, 2025 Tuesday, November 25, 2025 Tuesday, December 23, 2025 Tuesday, January 27, 2026 Tuesday, February 24, 2026 Tuesday, March 24, 2026 Tuesday, April 28, 2026 at 5:00 p.m. Tuesday, May 26, 2026 Tuesday, June 23, 2026 Tuesday, July 28, 2026 Tuesday, August 25, 2026 Tuesday, September 22, 2026 The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024CA-003187-0000-00 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JEFF ARMSTEAD; MARBELLA AT DAVENPORT HOMEOWNERS' ASSOCIATION, INC.; SERVICE FINANCE COMPANY, LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MELANIE ARMSTEAD; 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 27 day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 63, MARBELLA AT DAVENPORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 29 AND 30, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 162 ANDALUSIA LOOP, DAVENPORT, FL 33837		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024CA002246000000 NEW RESIDENTIAL MORTGAGE, LLC, Plaintiff, vs. ZEHRA Y SHARKS A/K/A ZEHRA YASMEEN SHARKS A/K/A Z. Y. SHARKS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2025 in Civil Case No. 2024CA002246000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NEW RESIDENTIAL MORTGAGE, LLC is Plaintiff and Zehra Y Sharks a/k/a Zehra Yasmeen Sharks a/k/a Z. Y. Sharks, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of October, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 31, CROWNE POINTE PHASE I, A SUBDIVISION AC-		

the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 3, 202525-01466K

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 29 day of September 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02392 - Bidder Number: 9180
October 3, 10, 202525-01474K

CORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 85, AT PAGE(S) 30 & 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 lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

/s/ Sara Collins
Sara Collins, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 53992
24-09455FL
October 3, 10, 202525-01456K

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023CA-005305-0000-00 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE BERNEICE FOWLER, DECEASED; HERBERT EUGENE ODEN; WAYNE CURTIS ODEN; TINA ROBIN LETCHWORTH; DARLENE ROXANNE HATCH; APRIL RENEE POLLOCK; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed September 18, 2025 and entered in Case No. 2023CA-005305-0000-00, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE BERNEICE FOWLER, DECEASED; HERBERT EUGENE ODEN; WAYNE CURTIS ODEN; TINA ROBIN LETCHWORTH; DARLENE ROXANNE HATCH; APRIL RENEE POLLOCK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROP-		

ERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on October 23, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 10, TIMBERCREEK PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 1983 DOUBLEWIDE MOBILE HOME, ID# SHSIW-GA49822737A, TITLE NO.: 20424039 AND ID# SHSIW-GA4982273B, TITLE NO.: 22338649 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. This notice is provided pursuant to Administrative Order No.1-21.5. 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 26th day of September 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.: 23-00715 PHH V6.20190626 October 3, 10, 202525-01458K		
---	--	--

FIRST INSERTION		
Notice to Creditors IN THE CIRCUIT COURT OF POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2025-CP-002600 PROBATE DIVISION IN RE: ESTATE OF SIMONE L. SMITH Deceased. The administration of the Estate of Simone L. Smith, deceased, File 2025-CP-002600 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL33831-9000. The name and address of the personal representative and the personal representative's attorney is set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. This date of the first publication of this notice is October 3, 2025. Personal Representative: Kevin George Smith 506 Oakwood Dr. Crawfordville, FL 32327 Attorney for Personal Representative: Frances Casey Lowe, Esq. Florida Bar No. 521450 Lowe Legal & Title 68-A Feli Way Crawfordville, Florida 32327 (850) 926-8245 October 3, 10, 202525-01465K		

FIRST INSERTION		
FLORIDA DEPARTMENT OF TRANSPORTATION CALL FOR SEALED BIDS SURPLUS PROPERTY SALE The Florida Department of Transportation (FDOT) requests sealed bids from interested parties for the following: 16,786 SF vacant property located at the east side of US 17, and south of the realigned Bomber Rd in Polk County, Florida. The physical address is SR 555 (US 17) & Bomber Rd, Polk County, FL 33830. No direct access on US 17 will be permitted due access onto Bomber Rd. The property type is Commercial Vacant Single Site. The existing use is a vacant commercial type lot. Current permissible access is via the current existing driveway on Bomber Road. The sale is being conducted by sealed bids with a minimum bid of the appraised estimate of market value, \$33,600. The bid will be awarded to the highest bidder. The FDOT reserves the right to withdraw the property if the minimum bid is not received. Principals only may bid. The oil, gas, and mineral rights, if any, to the property shall be retained by FDOT unless petitioned in writing by the buyer for a waiver to release same. Sealed bids must be delivered by 1:00 PM on Monday, October 27, 2025 to the FDOT, Right of Way Property Management, 801 North Broadway Avenue, Bartow, Florida 33830 or sent by US mail to FDOT, P.O. Box 1249, Bartow, Florida 33831-1249, ATTENTION: Roxann Manzi - M.S. 1-66. No bids will be accepted or considered after 1:00 PM on the aforesaid date. The sealed bid opening will be at FDOT, 801 North Broadway Avenue, Bartow, Florida 33830, Monday, October 27, 2025, at 1:30 P.M. Bid packages are available upon request. Contact: Roxann Manzi, Right of Way Agent III, Property Management at (863) 519-2489. October 3, 10, 202525-01467K		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-3337 DONNA L. SMITH d/b/a ALAN ENTERPRISES, Plaintiff, v. THE ESTATE OF ROSALIA VICTORIA; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSALIA VICTORIA; THE UNKNOWN HEIRS OF THE ESTATE OF ROSALIA VICTORIA; JESSICA ABREU; TENANT #1; TENANT #2; CITRUS WOODS PROPERTY OWNERS ASSOCIATION, INC.; 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, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants. TO: THE ESTATE OF ROSALIA VICTORIA; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSALIA VICTORIA; THE UNKNOWN HEIRS OF THE ESTATE OF ROSALIA VICTORIA; 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, DEVISEES, GRANTEES, OR OTHER CLAIMANTS YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: Lot 144, CITRUS WOODS ES-		

TATES UNIT NUMBER TWO, a subdivision according to the plat thereof recorded in Plat Book 65, Page 35, of the Public Records of Polk County, Florida. Together with the 1978 HOMI WITH VIN NUMBERS T2523301A AND T2523301B AND TITLE NUMBERS 14909608 AND 14909609 Parcel Identification No.: 24-28-26-242530-001440 Property Address: 1610 Reynolds Road, Lot 144, Lakeland, Florida 33801 has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before November 3, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATE: September 25, 2025 STACY M. BUTTERFIELD Clerk of the Circuit Court By: Deputy Clerk Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801 October 3, 10, 202525-01487K		
---	--	--

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. 2025CA001788A000BA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA E. LAW, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA E. LAW, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 11, BLOCK A, NORTH-SHORE HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, AT PAGE 27, 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 11/7/2025 /(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 day of SEP 30 2025. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Ruthy Pacheco DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-271207 October 3, 10, 202525-01488K		

FIRST INSERTION		
NOTICE OF RULE DEVELOPMENT BY THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 190 and 120, <i>Florida Statutes</i> , the Harmony on Lake Eloise Community Development District ("District") hereby gives notice of its intention to develop a set of lake and trespass rules ("Lake and Trespass Rules"). The proposed Lake and Trespass Rules rule number is 2025-1. The purpose and effect of these rules is to provide for efficient and effective District operations. Specific legal authority for the rules includes Sections 190.011(5), 120.54 and 120.81, <i>Florida Statutes</i> . A public hearing will be conducted by the District on November 12, 2025, at 9:30 a.m. at the Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884. Additional information regarding this public hearing may be obtained from the District's website, https://www.harmonyonlakeeloisecdd.net/, or by contacting the District Manager, Andrew Kantarzhia, at kantarzhia@whassociates.com, or by calling (561) 571-0010. A copy of the proposed rules may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Andrew Kantarzhia District Manager October 3, 202525-01494K		

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V28

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

SECOND INSERTION		
NOTICE OF PUBLIC SALE The following personal property of PAUL EUGENE COMBS and LINDA LOU COMBS, will, on October 8, 2025, at 10:00 a.m., at 1000 South Clinch Lake Blvd., Lot #7, Frostproof, Polk County, Florida 33843; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1960 SCHU MOBILE HOME, VIN: 59013, TITLE NO.: 0009192781 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#25107-909) Sept. 26; Oct. 3, 2025	PUBLIC NOTICE Optum – Cypress Gardens will be relocating effective Oct. 27, 2025.	Phone: 1-863-679-8815
	NEW LOCATION Optum – Lake Wales 1143 State Road 60 E Lake Wales, FL 33853	For questions or copies of medical records call or fax: Phone: 1-863-268-7380 Fax: 1-817-514-7879
		Sept. 26; Oct. 3, 10, 17, 2025 25-01449K

SECOND INSERTION		
NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No. 2025 CA 003592 Jim re: JIM BENDER, INC., D/B/A BENDER TRANSPORTATION, Assignor, to LARRY S. HYMAN, Assignee. TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on or about September 9, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by JIM BENDER, INC., D/B/A BENDER TRANSPORTATION, Assignor, with its principal place of business at 6790 New Tampa Hwy, Lakeland, FL 33815, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Polk County. 2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before January 7, 2026. Sept. 12, 19, 26; Oct. 3, 2025	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 25CP-2865 IN RE: ESTATE OF Shirley Denmark Barrett a/k/a Shirley A. Barrett deceased.	All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is Sept 26, 2025. /s/ Sheila Ann Dixon a/k/a Sheila Ann Barrett Dixon Personal Representative Address: 1155 Bradbury Road, Haines City, FL 33844 /s/ MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative Sept. 26; Oct. 3, 2025
		25-01433K

SECOND INSERTION		
NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No. 2025 CA 003592 Jim re: JIM BENDER, INC., D/B/A BENDER TRANSPORTATION, Assignor, to LARRY S. HYMAN, Assignee. TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on or about September 9, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by JIM BENDER, INC., D/B/A BENDER TRANSPORTATION, Assignor, with its principal place of business at 6790 New Tampa Hwy, Lakeland, FL 33815, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Polk County. 2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before January 7, 2026. Sept. 12, 19, 26; Oct. 3, 2025	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002936A000BA IN RE: ESTATE OF FRANCES L BARNES, Deceased.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is September 26, 2025. SUSAN KELLY, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com Sept. 26; Oct. 3, 2025
		25-01437K

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT COURT – CIVIL DIVISION CASE NUMBER: 2025-CA-003068 NATHANIEL FUNCK, Plaintiff, v. BRIAN L. MARTIN, Defendant TO: BRIAN L. MARTIN 1021 Harrison Avenue Kings Fort, TN 3766 YOU ARE NOTIFIED that there is an action for SPECIFIC PERFORMANCE on the following residential real properties in Florida: LOT 16, TIMBERCREEK PHASE 2, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 79, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS A 1989 MERIT, I.D. NO. HML2F24182744257A & HML2F24182744257B. 2476 State Park Road, Lakeland, Florida 33805 Parcel Number: 24-28-02-164952-000160 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the plaintiff's attorney, whose name and address are: Berry J. Walker, Jr., Esquire Florida Bar No. 0742960 Walker & Tudhope, P.A. 225 South Westmonte Drive, Suite 2040 Altamonte Springs, FL 32714 Phone: 407-478-1866 Fax: 407-478-1865	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002936A000BA IN RE: ESTATE OF FRANCES L BARNES, Deceased.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is September 26, 2025. SUSAN KELLY, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com Sept. 26; Oct. 3, 2025
		25-01439K

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. 532024CA003110000000 Selene Finance LP Plaintiff, vs. Barbara Rose; Unknown Spouse of Barbara Rose; Unknown Spouse of Johann Merkader; United States of America on behalf of the Secretary of Housing and Urban Development Defendants. TO: Unknown Spouse of Johann Merkader Last Known Address: 1906 S. 8th St., Haines City, FL 33844 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 25CP-2865 IN RE: ESTATE OF Shirley Denmark Barrett a/k/a Shirley A. Barrett deceased.	Phone: 1-863-679-8815
	NEW LOCATION Optum – Lake Wales 1143 State Road 60 E Lake Wales, FL 33853	For questions or copies of medical records call or fax: Phone: 1-863-268-7380 Fax: 1-817-514-7879
		Sept. 26; Oct. 3, 10, 17, 2025 25-01449K

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA002067A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DARIN L WOODS A/K/A DARIN WOODS, et al., Defendant. TO: DARIN L WOODS A/K/A DARIN WOODS, 2605 SUNSET PL DR, LAKE WALES, FL 33898 UNKNOWN SPOUSE OF DARIN L WOODS A/K/A DARIN WOODS, 2605 SUNSET PL DR, LAKE WALES, FL 33898 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002936A000BA IN RE: ESTATE OF FRANCES L BARNES, Deceased.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is September 26, 2025. SUSAN KELLY, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com Sept. 26; Oct. 3, 2025
		25-01437K

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. 2024CA003330000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2, Plaintiff, vs. MOSES ALEXANDER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 17, 2025, and entered in 2024CA003330000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 is the Plaintiff and MARY F. ALEXAN-	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002936A000BA IN RE: ESTATE OF FRANCES L BARNES, Deceased.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is September 26, 2025. SUSAN KELLY, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com Sept. 26; Oct. 3, 2025
		25-01437K

THIRD INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025-CA-3105 CARLOS ANTONIO MOYETT GARCIA, Plaintiff, vs. SANTOS MALDONADO; ESTATE OF SANTOS MALDONADO; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANTOS MALDONADO; UNKNOWN HEIRS OF THE ESTATE OF SANTOS MALDONADO; GLADYS GANDARILLA; UNKNOWN SPOUSE OF GLADYS GANDARILLA; SONIA MALDONADO GANDARILLA; NANCY HERNANDEZ HERNANDEZ A/K/A NANCY HERNANDEZ; UNKNOWN SPOUSE OF NANCY HERNANDEZ HERNANDEZ A/K/A NANCY HERNANDEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS. TO: Defendants, SANTOS MALDONADO; ESTATE OF SANTOS MALDONADO; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANTOS MALDONADO; UNKNOWN HEIRS OF THE ESTATE OF SANTOS MALDONADO; GLADYS GANDARILLA; UNKNOWN SPOUSE OF GLADYS	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002936A000BA IN RE: ESTATE OF FRANCES L BARNES, Deceased.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is September 26, 2025. SUSAN KELLY, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com Sept. 26; Oct. 3, 2025
		25-01437K

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

DATED on SEP 18 2025.

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

Maxine Meltzer, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 24-F01657
Sept. 26; Oct. 3, 2025

25-01429K

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

WITNESS my hand and seal of said Court on the day of SEP 04 2025.

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

Sara Collins, Esq,
McCalla Raymer Leibert Pierce, LLP,
225 East Robinson Street,
Suite 155, Orlando, FL 32801
25-11961FL
Sept. 26; Oct. 3, 2025

25-01428K

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

Dated this 22 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-169695 - NaC

Sept. 26; Oct. 3, 2025

25-01435K

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

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

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

DATE: 9/8/25

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

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

25-01356K

--- PUBLIC SALES / SALES---			
SECOND INSERTION		SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2025CP-002915-A000-BA Division 14 IN RE: ESTATE OF MARYSE YOLANDE GOULET Deceased. The administration of the estate of Maryse Yolande Goulet, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 September 26, 2025. Personal Representative: Melissa Ayres 2275 Roanoke Trail Reno, Nevada 89523 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com Sept. 26; Oct. 3, 2025 25-01447K	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY MEMBER IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025-DR-007113 Division: 01 ROCHELLE SPRAGUE O/B/O: Minor Children (R.S.M.) and (J.F.A-F), Petitioner and SAMANTHA JO FISHER, Respondent. TO: {name of Respondent} SAMANTHA JO FISHER {Respondent's last known address} UNKNOWN YOU ARE NOTIFIED that an action for {identify the type of case} Petition for Temporary Custody by Extended Family Member has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} Counsel for Rochelle Sprague, Penter Holmes, Esq., whose address is legalresearch@outlook.com, on or before {date} 10/17/2025, and file the original with the clerk of this Court at {clerk's address} 255 N Broadway Ave, Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do		so, a default may be entered against you for the relief demanded in the petition. {If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} N/A Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 09/08/2025. STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL.) By: Shari P. Reed {Deputy Clerk} Sept. 26; Oct. 3, 10, 17, 2025 25-01421K	
SECOND INSERTION		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. 2024CA004327000000 CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH ANN GRIMES, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2025, and entered in 2024CA004327000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DARLY WAYNE CASON, DECEASED; JENNIFER ALVARIZA; GARY LEE MAZZEO are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 13, 2025, the following described property as set forth in said Final Judgment, to wit: THE NORTH 15 FEET OF LOT 120 AND LOT 121, LESS THE NORTH 5 FEET		NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-006882 MCLP ASSET COMPANY, INC., Plaintiff, v. LLOYD A. MCLEGGAN, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated August 28, 2025, issued in and for Polk County, Florida, in Case No. 2023-CA-006882, wherein MCLP ASSET COMPANY, INC. is the Plaintiff, and CYNTHIA LORRAINE LOTT A/K/A CYNTHIA MCLEGGAN A/K/A CYNTHIA L. DIXON A/K/A CYNTHIA LOTT DIXON, LLOYD A. MCLEGGAN, REGINALD RASHAD BUSH A/K/A REGINALD R. BUSH, SR., KATORYA LATIA BUSH A/K/A KATORYA L. BUSH and HAMPTON HILLS SOUTH HOMEOWNERS ASSOCIATION, INC. are the Defendants. The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 27, 2025, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: LOT 1 IN BLOCK 16 OF HAMPTON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-	
SECOND INSERTION		SECOND INSERTION	
		CORDED IN PLAT BOOK 140 AT PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 3605 Covington Ln, Lakeland, FL 33810 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: This 17th day of September, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com Sept. 26; Oct. 3, 2025 25-01414K	
SECOND INSERTION		SECOND INSERTION	
		REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. NOTICE If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. By: /s/ Leslie S. White Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwwhite@deanmead.com secondary email: caller@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 5835052.v1 Sept. 26; Oct. 3, 2025 25-01415K	
SECOND INSERTION		SECOND INSERTION	
		SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. MANKIN LAW GROUP By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 Sept. 26; Oct. 3, 2025 25-01417K	
SECOND INSERTION		SECOND INSERTION	
		County, Florida 33844; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1998 MERI MOBILE HOME, VIN: FLHMBFP133642424A, TITLE NO.: 0075487274, and	
SECOND INSERTION		SECOND INSERTION	
		VIN: FLHMBFP133642424B, TITLE NO.: 0075487273 and all other personal property located therein PREPARED BY: J. Matthew Bobo	
SECOND INSERTION		SECOND INSERTION	
		Lot 10 and the East 20 feet of Lot 11, Block D, WOODLAND ACRES, according to the map or plat hereof as recorded in Plat Book 36, Page 12, Public Records of Polk County, Florida. PLUS: All existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters. Any person claiming interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the 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 on September 19, 2025. /s/ Edwin G. Rice Edwin G. Rice, Esquire Florida Bar No. 855944 Bradley Arant Boult Cummings LLP 1001 Water Street, Suite 1000 Tampa, FL 33602 Phone: (813) 559-5500 Facsimile: (813) 229-5946 Primary email: erice@bradley.com Secondary email: ajcevecius@bradley.com Counsel for Plaintiff Regions Bank Sept. 26; Oct. 3, 2025 25-01419K	
SECOND INSERTION		SECOND INSERTION	
		Property Address: 5909 Great Salt Court, Lakeland, FL 33805. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Lisa Acharekar Lisa Acharekar, Esq. Florida Bar No. 0734721 Martell & Ozim, P.A. 213 S. Dillard St., Suite 210 Winter Garden, FL 34787 (407) 377-0890 Email: lcrowley@martellandozim.com Attorney for Plaintiff Sept. 26; Oct. 3, 2025 25-01413K	
SECOND INSERTION		SECOND INSERTION	
		realforeclose.com, on October 17, 2025 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated at St. Petersburg, Florida this 19 day of September, 2025. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000008166 Sept. 26; Oct. 3, 2025 25-01436K	
SECOND INSERTION		SECOND INSERTION	
		Lot 13, BLOCK B, NORTH-SHORE HIGHLANDS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 848 WILDABON AVE, LAKE WALES, FL 33853-3444 at public sale, to the highest and best bidder, for cash, online at www.polk.	
SECOND INSERTION		SECOND INSERTION	
		NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532022CA002824000000 MIDFIRST BANK Plaintiff, v. MARILYN J CLEMENTE A/K/A MARILYN CLEMENTE; MARIANO BARBOZA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; MV REALTY PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SMART ENERGY, INC. D/B/A SMART ENERGY Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 20, 2024, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT 13, BLOCK B, NORTH-SHORE HIGHLANDS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 848 WILDABON AVE, LAKE WALES, FL 33853-3444 at public sale, to the highest and best bidder, for cash, online at www.polk.	
SECOND INSERTION		SECOND INSERTION	
		NOTICE OF PUBLIC SALE The following personal property of GILBERTO GONZALEZ and NIRZAE L GONZALEZ will, on October 9, 2025 at 9:00 a.m. at 1701 W Commerce Avenue, Lot #250, Haines City, Polk	

PUBLIC SALES / SALES / ESTATE --

SECOND INSERTION			
NOTICE OF PUBLIC SALE The following personal property of DAWN MARIE VARNER will, on October 9, 2025, at 9:00 a.m., at 545 Lake Henry Drive, Lot #545, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1985 KIRK MOBILE HOME, VIN: 14601495, TITLE NO.:	0041109650	and all other personal property located therein	
	PREPARED BY:	J. Matthew Bobo	
	Lutz, Bobo & Telfair, P.A.	2 North Tamiami Trail, Suite 500	
	Sarasota, Florida 34236	(PO#11310-501)	
	Sept. 26; Oct. 3, 2025	25-01450K	

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA-002990-0000-00 VIENNA SQUARE HOMEOWNERS' ASSOCIATION INC Plaintiff(s) VS. ERNEST A WENTWORTH, CLAIRE C WENTWORTH, UNKNOWN PARTIES IN POSSESSION Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on JULY 8, 2025, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: LOT 48, VIENNA SQUARE PHASE I, according to the map or plat thereof as recorded in Plat Book 143, Page(s) 36, Public Records of Polk County, Florida, to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 16TH day of OCTOBER, 2025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM	THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 11th day of September, 2025. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Carolyn Mack Deputy Clerk Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 Sept. 26; Oct. 3, 2025		
	25-01427K		

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2018 CA 004630 Division 15 R P FUNDING, INC. Plaintiff, vs. BRUCE Q. DOUGLAS SR, TIFFANY L. DOUGLAS, ELOISE COVE COMMUNITY ASSOCIATION, INC., STATE OF FLORIDA, DEPARTMENT OF REVENUE, SAMANTHA P. EBERTS, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on March 13, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as: LOT 16, ELOISE COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 1920 ELOISE COVE DRIVE, WINTER HAVEN, FL 33884; including the building, apurtenances, and fixtures located there-	in, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on October 21, 2025 to the highest bidder for cash after giving notice as required by Section 45.031 F.S. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: September 22, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328728/1808262/wll Sept. 26; Oct. 3, 2025		
	25-01426K		

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. 53-2022-CA-001548 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-8, Plaintiff, vs. RICHARD DOLAN AND VERONICA DOLAN, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 24, 2025, and entered in 53-2022-CA-001548 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-8 is the Plaintiff and RICHARD DOLAN; ELIZABETH MARIE PANSEGRAU; UNKNOWN SPOUSE OF RICHARD DOLAN N/K/A VERONICA DOLAN; SUNRIDGE WOODS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 22, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 12, SUNRIDGE WOODS, PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF, AS RE-	CORDED IN PLAT BOOK 93, PAGES 31 THROUGH 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 426 WILD FORREST DR, DAVENPORT, FL 33837 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 23 day of September, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /S/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-011100 - MaM Sept. 26; Oct. 3, 2025		
	25-01444K		

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025-CA-1819 REAL REALTY SOLUTIONS, INC. PLAINTIFF, VS. GREENWOOD VOR INC., LIVING INTERIOR PLANT SERVICE INC. DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure dated September 18, 2025 and entered in Case Number 2025-CA-001819 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, wherein Real Realty Solutions Inc., is the Plaintiff and Greenwood VOR Inc., and Living Interior Plant Service Inc. are the Defendants. Stacy M. Butterfield as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.Polk.realforeclose.com, at, on October 23, 2025, at 10:00 AM the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit: LOT 156, Haines Ridge Phase 1 as recorded in Plat Book 150, Pages 7 through 11, inclusive, of the Public Records of Polk County, Florida, together with Affidavit of Surveyor recorded in Official Records Book 7792, Pages 661, of the Public Records	of Polk County, Florida. More commonly known as: 330 Gladesdale St., Haines City, FL. 33844 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated Tuesday, September 23, 2025 Drew Corbin, Esq. Florida Bar No. 1019183 The Law Office of Drew Corbin 6307 Staunton Drive Holiday, Florida 34690 727-421-4154 Primary Email: dcorbin93@gmail.com Pleadings Email: dcorbin1@gmail.com Attorney for Plaintiff Sept. 26; Oct. 3, 2025		
	25-01451K		

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2025-CP-002935-A000-BA IN RE: ESTATE OF JEANNINE MARIE BRACKIN Deceased. The administration of the estate of Jeannine Marie Brackin, deceased, whose date of death was July 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 26, 2025. Personal Representative: Darlene R. Hayden 523 Dogtown Road Townsend, Delaware 19734 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughtn & 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 Sept. 26; Oct. 3, 2025		
	25-01438K		

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. 2023CA005491000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA17, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA17, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SCOTT R. DAVIES, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 13, 2025, and entered in 2023CA005491000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA17, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA17 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SCOTT R. DAVIES, DECEASED; MARGARET NICHOLS; POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; TRACEY MAURER; ASSOCIATION OF POINCIANA VILLAGES, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on Oc-	tober 13, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 17, BLOCK 1075, POINCIANA, NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, AND CORRECTED IN OFFICIAL RECORDS BOOK 1591, PAGE 614, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 311 DRUM CT, KISSIMMEE, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 23 day of September, 2025. By: /S/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Facsimile: 561-997-6909 Service Email: flmail@raslg.com Sept. 26; Oct. 3, 2025		
	25-01445K		

SECOND INSERTION			
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532025CP001435A000BA Division PROBATE IN RE: ESTATE OF NANCY M. STEVENS Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Nancy M. Stevens, deceased, File Number 532025CP001435A000BA, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830; that the decedent's date of death was April 5, 2024; that the total value of the estate is \$622.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Theresa M. Stevens 37292 Dirickson Creek Road Frankford, DE 19945 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the	decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is September 26, 2025. Person Giving Notice: Theresa M. Stevens 37292 Dirickson Creek Road Frankford, Delaware 19945 Attorney for Person Giving Notice Alexandra Kane, Attorney Florida Bar Number: 1039243 Goodwin Law, P.A. 9955 Tamiami Trail N, STE 4 Naples, Florida 34108 Telephone: (239) 207-3403 Fax: (239) 207-3403 E-Mail: alexandra@flestatelaw.com Secondary E-Mail: matt@flestatelaw.com Sept. 26; Oct. 3, 2025		
	25-01448K		

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. 532024CA003544000000 COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, Plaintiff, vs. DEMETRIC DESHAUN PHILLIPS, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 12, 2025 in Case No. 532024CA003544000000 in the Circuit Court in and for Polk County, Florida wherein COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and DEMETRIC DESHAUN PHILLIPS; LATISHA CARLETTA PHILLIPS, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on NOVEMBER 12, 2025. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit: LOT 25, COUNTRY WALK OF WINTER HAVEN PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 177, PAGES 7 AND 8,	OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA A/K/A: 3208 COUNTRY WALK CLUB CIRCLE, WINTER HAVEN, FL 33881. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: September 18, 2025 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@fldlg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 Sept. 26; Oct. 3, 2025		
	25-01416K		

SECOND INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532024CA003053000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LORI CONLIN; DARREN PURVIS; DERRICK ANTHONY PURVIS; PATRICIA MESSNER; JAMES D. PURVIS, JR.; AQUA FINANCE, INC.; PATRICIA MESSNER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DARRELL PURVIS, DECEASED; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated August 15, 2025, and entered in Case No. 532024CA003053000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and LORI CONLIN; DARREN PURVIS; DERRICK ANTHONY PURVIS; PATRICIA MESSNER; JAMES D. PURVIS, JR.; AQUA FINANCE, INC.; PATRICIA MESSNER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DARRELL PURVIS, DECEASED; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Cir-	cuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m., on November 13, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 7 AND THE NORTH 2.0 FEET OF LOT 8, BLOCK F, HONEYTREE EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS 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 September 11, 2025. By: /s/ Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1475-205301 / TM1 Sept. 26; Oct. 3, 2025		
	25-01418K		