

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Alan Frank Gagliardi and Billie Gagliardi will on the 25th day of November 2025 at 11:00 a.m., on property at 45 BB Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make:
1972 NBLT Mobile Home
VIN No.: N2591
Title No.: 4777606

And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
November 7, 14, 2025 25-01692K

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Eric Roger Stanley Bloom or Catherine Jean Bloom will on November 25, 2025 at 8:00 a.m. at 4111 W Cypress St, Hill-sborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1998 GRAN Mobile Home, VIN GAGMTD3130A/ GAGM-TD3130B , TITLE 74015144/ 74015145 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, November 7th and November 14th, 2025

November 7, 14, 2025 25-01693K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1971 King HS 36' Mobile Home, ID Number K391 and the contents therein, if any, abandoned by previous owner Joseph Faraci.

On November 25, 2025, at 9:00 AM at Kissimmee River Park and Marina located at 3800 Bruce Blvd., Lot 49, Lake Wales, Polk County, Florida 33898.

Dated: October 31, 2025

SHUMAKER, LOOP & KENDRICK, LLP
By: /s/ Erin C. Mason
Erin C. Mason, Esq.
Florida Bar No. 1058844
240 S. Pineapple Ave., Box 49948
Sarasota, Florida 34230
emason@shumaker.com
jbrittain@shumaker.com
Telephone: (941) 366-6660
Facsimile: (941) 366-3999
Attorneys for
Kissimmee River Park and Marina
#38447930v1
November 7, 14, 2025 25-01694K

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 12/01/25 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. NAME: DOCTOR PARTS INC 1G1ZD5TXPF119335 2023 CHEV 10497.01 TEL: 813-697-1791 MV#: MV110010 LOCATION: 3435 RECKER HWY WINTER HAVEN, FL 32880/ NAME: J GONZALEZ AUTO REPAIR LLC 1C6RR6MT3ES160512 2014 RAM 2856.00 TEL: 813-697-1791 MV#: MV96702 LOCATION: 1701 US HIGHWAY 92 W, AUBURNDALE, FL 33823/ NAME: OLD TOWN CLASSICS FL, LLC 2FMGK5C83JBA21881 2018 FORD 6765.89 TEL: 813-697-1791 LOCATION: 3427 RECKER HWY, WINTER HAVEN, FL 33880/

November 7, 2025 25-01695K

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 4xi Global located at 5543 Vintage View Blvd, in the County of Polk, in the City of Lakeland, Florida 33812 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 30th day of October, 2025.

4XIGNITE LLC

November 7, 2025 25-01696K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of FL Paperwork Pros, located at 1904 Queens Terrace SW, in the City of Winter Haven, County of Polk, State of FL, 33880, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 31 October, 2025.

Steven Fogleson
1904 Queens Terrace SW
Winter Haven, FL 33880
November 7, 2025 25-01697K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Acevedo Health Care Provider, located at 425 Sierra Mike Blvd, in the City of Lake Alfred, County of Polk, State of FL, 33850, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 3 of November, 2025.

Victor A. Acevedo
425 Sierra Mike Blvd
Lake Alfred, FL 33850
November 7, 2025 25-01701K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 0009850000
Division Probate
IN RE: ESTATE OF BETTY A. JUSTICE
Deceased.

The administration of the estate of Betty A. Justice, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: Bartow Probate Department, Clerk of Court, Drawer CC-4, POB 9000, 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.

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

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

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

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

The date of first publication of this notice is November 7, 2025.

Personal Representative:
Victoria L. Colby
7928 Regal Ridge Circle
Macedonia, Ohio 44056
Attorney for Personal Representative:
John T. Griffin, Attorney
Florida Bar Number: 0674281
GRIFFIN & GRIFFIN
7077 S. Tamiami Trail
Sarasota, FL 34231
Telephone: (941) 966-2700
Fax: (941) 966-2722
E-Mail: john@griffindelrclaw.com
Secondary E-Mail:
tish@griffindelrclaw.com
November 7, 14, 2025 25-01700K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of John David Carr, and Kathy Elaine Carr will on the 26th day of November 2025 at 10:00 a.m., on property at 147 Lake Charlotte Drive W., Lot #147, Winter Haven, Polk County, Florida 33880, in Winter Haven Mobile Home Community be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make:
1974 MARK Mobile Home
VIN Nos.: 14516A/B
Title Nos.: 11425805/11425804
And All Other Personal Property Therein

PREPARED BY:
Rosia Winter Haven
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
November 7, 14, 2025 25-01710K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/21/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 CHAT mobile home bearing vehicle identification number 4926 and all personal items located inside the mobile home. Last Tenant: George L. Hunsick Jr., Carol A. Hunsick, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Carol A. Hunsick and Unknown Party or Parties in Possession. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

November 7, 14, 2025 25-01716K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File #2025 CP 3433
IN RE: THE ESTATE OF CHAD LEE GOFF
Deceased.

The administration of the estate of CHAD LEE GOFF, deceased, whose date of death was July 2, 2025, File Number 2025 CP 3433, 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, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 November 7, 2025.

Personal Representative:
Nesebe Ann Denney
P.O. Box 9472
Winter Haven, Florida 33883
Attorney for Personal Representative:
SOUTHERN ATLANTIC LAW GROUP, PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for Personal Representative
November 7, 14, 2025 25-01708K

FIRST INSERTION

Derelict Vessel Publication Notice NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit:1969 Sea Rover Houseboat FL6430AW has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit Lake Hatchinehacanal behind 67 Perch St, Polk County, FL and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efle@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is November 7, 2025.

FWCDLE 167FO (8/22)

November 7, 14, 2025 25-01714K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.: 2025-CP-003558
Division: Probate
IN RE: ESTATE OF SHARKEY ABBES BAZ
Deceased.

The administration of the estate of Sharkey Abbes Baz, deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 7, 2025.

Personal Representative:
Nesebe Ann Denney
P.O. Box 9472
Winter Haven, Florida 33883
Attorney for Personal Representative:
SOUTHERN ATLANTIC LAW GROUP, PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for Personal Representative
November 7, 14, 2025 25-01708K

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 3774
IN RE: ESTATE OF DONNA K. GUINN
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 Donna K. Guinn, deceased, File Number 2025 CP 3774, 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 August 17, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Cynthia D. Hoevenaars
17652 Saw Palmetto Ave.
Clermont, FL 34714

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 November 7, 2025.

Person Giving Notice:
Cynthia D. Hoevenaars
17652 Saw Palmetto Ave.
Clermont, FL 34714

Attorney for Person Giving Notice
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N US Hwy 27, Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
November 7, 14, 2025 25-01705K

FIRST INSERTION

NOTICE TO CREDITORS IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
Case.: 2025 CP 3747
IN RE: ESTATE OF LONNIE WILLIAM BROADNAX, JR.
Deceased.

The administration of the estate of LONNIE WILLIAM BROADNAX, JR., deceased, whose date of death was DECEMBER 12, 2024 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the petitioner's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE OF RULEMAKING BY HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Harmony on Lake Eloise Community Development District ("District") on December 10, 2025, at 9:30 a.m. at the Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884.

In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt lake and trespass rules ("Lake and Trespass Rules") for District publication. The proposed Lake and Trespass Rules rule number is 2025-1.

The proposed Lake and Trespass Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the Rules includes Sections 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in the Business Observer on October 31, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative to the Lake and Trespass Rules as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010 (hereinafter, "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Andrew Kantarzhi, District Manager
Harmony on Lake Eloise Community Development District
November 7, 2025 25-01718K

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is November 7, 2025.

Petitioner:
ESTHER BROADNAX GULLEY
721 Ponderosa Drive E,
Lakeland, FL 33810

Petitioner:
DELPHINA BROADNAX-TAYLOR
1668 Fruitwood Drive,
Lakeland, FL 33805

/s/ Markeishia L. Smith, Esquire
Markeishia L. Smith, Esquire
THE LAW OFFICES OF
MARKEISHIA L. SMITH, P.A.
Florida Bar No. 122772
P.O. Box 3303
Haines City, FL 33844
Phone: (863) 866-9917
Fax: (863) 438-6860

Primary:
msmith@thesmithlawfirm.org
Attorney for Petitioners
November 7, 14, 2025 25-01706K

HOW TO PUBLISH YOUR LEGAL NOTICE

IN THE

BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

Business Observer

NOV2025

ESTATE

FIRST INSERTION

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

File Number:
2025CP-003460A000BA

Probate Division
IN RE: ESTATE OF JODI BROOKS STONE, Deceased.

The estate of Jodi Brooks Stone, deceased, File Number 2025CP-003460A00BA, is pending in the Circuit Court for Polk County, Florida, 225 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is November 7, 2025.

All creditors and those having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named court within the later of 3 months after the date of first publication of this notice or 30 days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the above-named court within 3 months after the date of

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

Personal Representative
Signed by:
Jonathan Stone
10/30/2025
4719 Musket Drive
Lakeland, Florida 33810
Attorney for Personal Representative
DocuSigned by:
Krista Mahalak, Esq.
Florida Bar Number 78231
Kevin A. Ashley II, Esq.
Post Office Box 7608
Winter Haven, Florida 33883-7608
Telephone: (863) 294-3360
Facsimile: (863) 293-4104
kmahalak@petersonmyers.com
kevinashley@petersonmyers.com
dhughes@petersonmyers.com
November 7, 14, 2025 25-01687K

FIRST INSERTION

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

PROBATE DIVISION
File No.: 2025-CP-003571

Division: Probate
IN RE: ESTATE OF JEFFREY LYNN GROSS Deceased.

The administration of the estate of Jeffrey Lynn Gross, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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, 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 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 November 7, 2025.

Personal Representative:
Loray F. Buckley
5130 Angelita Avenue
Huber Heights, Ohio 45424
Attorney for Personal Representative:
SOUTHERN ATLANTIC
LAW GROUP, PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for Personal Representative
November 7, 14, 2025 25-01707K

FIRST INSERTION

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

PROBATE DIVISION
File No.: 25CP-3206

IN RE: ESTATE OF M. KELLEY BISHOP, Deceased
SSN: XXX-XX-0526

The administration of the estate of M. KELLEY BISHOP, deceased, whose date of death was August 16, 2025, and whose Social Security Number is XXX-XX-0526, 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, Florida 33831-9000. The name and address of the co-personal representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT SO FILED 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 the first publication of this notice is the 7th day of November, 2025.

Signed on this 30th day of October, 2025.

Co-Personal Representatives:
Thomas A. Kelley
305 S. Main St.
South Whitley, IN 46787
Mary Jo Knotte
1013 Hampton Fall Blvd., Apt. 714
Brownsboro, AL 35741
Attorney for
Co-Personal Representatives:
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
November 7, 14, 2025 25-01686K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION
File No. 532025CP003563A000BA

Division Probate
IN RE: ESTATE OF CYNTHIA KAY DIEKEMA Deceased.

The administration of the estate of Cynthia Kay Diekema, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property 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 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 November 7, 2025

Personal Representative:
David Diekema
43598 County Road 665
Paw Paw, Michigan 49079
Attorney for Personal Representative:
Raymond A. Harris, Attorney
Florida Bar Number: 115128
BUHL LITTLE
LYNWOOD & HARRIS PLC
271 Woodland Pass Suite 115
East Lansing, MI 48823
Telephone: (517) 853-6900
Fax: (517) 853-6902
E-Mail: rharris@blhlaw.com
Secondary E-Mail:
abaker@blhlaw.com
November 7, 14, 2025 25-01713K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION
File No. 2025-CP-003506A000BA

IN RE: ESTATE OF PATRICIA LOU BEERS, A/K/A PATRICIA L. BEERS, Deceased.

The administration of the estate of PATRICIA LOU BEERS, A/K/A PATRICIA L. BEERS, deceased, whose date of death was September 8, 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 written demand must be filed with the clerk.

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 November 7, 2025.

Signed on this 31st day of October, 2025.

Valerie L. Bynum
VALERIE L. BYNUM
Personal Representative
Julia L. Frey
JULIA L. FREY
Attorney for Personal Representative
Florida Bar No. 350486
Lowndes Drosdieck
Doster Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801
Telephone: 407-843-4600
Email: julia.frey@lowndes-law.com
Secondary Email:
probate@lowndes-law.com
9591189/212171/15501647
November 7, 14, 2025 25-01689K

FIRST INSERTION

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

PROBATE DIVISION
File No.: 2025-CP-002982

Division: Probate
IN RE: ESTATE OF WILLIAM FOSTER GETTY Deceased.

The administration of the estate of William Foster Getty, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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, 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 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 November 7, 2025.

Co-Personal Representatives:
Heather Virginia Piatt
1952 Leila Place
Lakeland, Florida 33805
Kimberly M. Lepak
4901 Old Berkley Road
Auburndale, Florida 32823
Attorney for Personal Representative:
SOUTHERN ATLANTIC
LAW GROUP, PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for
Co-Personal Representatives
November 7, 14, 2025 25-01709K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION
File No.
53-2025-CP-003451-A000-BA

IN RE: ESTATE OF WILLIAM STEVEN TURNER Deceased.

The administration of the estate of William Steven Turner, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 November 7, 2025.

Personal Representative:
Gale C. Czerniewski
379 Hawkeye Lane
Haines City, Florida 33844
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
November 7, 14, 2025 25-01688K

FIRST INSERTION

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

PROBATE DIVISION
File No.: 2025-CP-002982

Division: Probate
IN RE: ESTATE OF WILLIAM FOSTER GETTY Deceased.

The administration of the estate of William Foster Getty, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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, 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 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 November 7, 2025.

Co-Personal Representatives:
Heather Virginia Piatt
1952 Leila Place
Lakeland, Florida 33805
Kimberly M. Lepak
4901 Old Berkley Road
Auburndale, Florida 32823
Attorney for Personal Representative:
SOUTHERN ATLANTIC
LAW GROUP, PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for
Co-Personal Representatives
November 7, 14, 2025 25-01709K

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Business Observer

10/25/20

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10/25/20

PUBLIC SALES / ESTATE / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003278A000BA
IN RE: ESTATE OF
ROBERT P. RUTTER,
Deceased.

The administration of the estate of ROBERT P. RUTTER, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 November 7, 2025.

Personal Representative:
WENDY J. JACOBS,
Petitioner
5364 Haft Road
Cincinnati, OH 45247
Attorney for Personal Representative:
/s/ Jo-Anne Herina Jeffreys
Jo-Anne Herina Jeffreys, Esq.
KELLEHER + HOLLAND, LLC
Attorney for Personal Representative
Florida Bar Number: 99471
1100 Fifth Avenue South, Suite 410
Naples, Florida 34102
Telephone: (239) 235-0555
Email: jhjeffreys@kelleherholland.com
November 7, 14, 2025 25-01711K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003269A000BA
IN RE: ESTATE OF
CINDA L. RUTTER,
Deceased.

The administration of the estate of CINDA L. RUTTER, deceased, whose date of death was December 19, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 November 7, 2025.

Personal Representative:
WENDY J. JACOBS,
Petitioner
5364 Haft Road
Cincinnati, OH 45247
Attorney for Personal Representative:
/s/ Jo-Anne Herina Jeffreys
Jo-Anne Herina Jeffreys, Esq.
KELLEHER + HOLLAND, LLC
Attorney for Personal Representative
Florida Bar Number: 99471
1100 Fifth Avenue South, Suite 410
Naples, Florida 34102
Telephone: (239) 235-0555
Email: jhjeffreys@kelleherholland.com
November 7, 14, 2025 25-01712K

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.: 2025CA001123A000BA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST, Plaintiff, vs.
BHOLAT INVESTMENT HOLDINGS, LLC A/K/A BHOLAT INVESTMENT HOLDINGS LLC; HAMADI CLINICAL PATHOLOGY PRACTICE, INC., A FLORIDA CORPORATION; MUHAMMED Z. BHOLAT; SALEHA BHOLAT; PATRICK HAMADI; 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 31 day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 47, OF SANTA CRUZ PHASE ONE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 131 SONJA CIR, DAVENPORT, FL 33897

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
24-04064
November 7, 14, 2025 25-01678K

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
532022CA004109000000

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE MAROON PLAINS TRUST, Plaintiff, vs.
ANNIE B. CAMPBELL A/K/A ANNIE CAMPBELL; KHARON CAMPBELL CHAPPER; MICROF; UNKNOWN SPOUSE OF KHARON CAMPBELL CHAPPER; 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 November 15, 2023, and an Order Resetting Sale dated October 8, 2025 and entered in Case No. 532022CA004109000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE MAROON PLAINS TRUST is Plaintiff and ANNIE B. CAMPBELL A/K/A ANNIE CAMPBELL; KHARON CAMPBELL CHAPPER; MICROF; UNKNOWN SPOUSE OF KHARON CAMPBELL CHAPPER; 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 Defen-

dants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m., on November 24, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 24, ANNIE O. MADDOX SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PACE 20, 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 this 29 day of October 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
24-04064
November 7, 14, 2025 25-01678K

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 October 29, 2025.

By: /s/ 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
1460-187682 / TM1
November 7, 14, 2025 25-01679K

FIRST INSERTION

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF BOARD OF
SUPERVISORS' MEETING

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, November 19, 2025, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will partici-

pate 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.

Jane Gaarlandt
District Manager
November 7, 2025 25-01691K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION

Case #: 2022CC000609000000
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Melinda Kaye Waters a/ka Melinda K. Waters a/k/a Melinda Kaye Cope, as Guardian of Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; 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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on November 20, 2025, the following described property as set forth in said Final Judgment, to-wit:

PARCEL 1: THE WEST 132.0 FEET OF THE EAST 396.0 FEET, LESS THE SOUTH 316.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. AND

PARCEL 2: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4

LESS MAINTAINED RIGHT OF WAY AND LESS THE WEST 450 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS LOTS 4 THRU 7 AND 9 AND ONE UNNUMBERED LOT OF AN UNRECORDED SUBDIVISION AND LESS THE EAST 150 FEET OF THE WEST 1250 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS CRESCENT RIDGE, AS RECORDED IN PLAT BOOK 77, PAGE 46-47 AND LESS 132 FEET OF THE EAST 396 FEET LESS THE SOUTH 316 FEET, ALL LOCATED IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAF-L534A78477AV21 AND VIN#: GAF-L534B78477AV21.

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 NO LATER THAN THE DATE THAT 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.

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
20-323101 FCOI WNI
November 7, 14, 2025 25-01680K

FIRST INSERTION

NOTICE OF SALE
IN THE 10th JUDICIAL CIRCUIT
COURT IN AND FOR
POLK COUNTY, FLORIDA
Case No. 2023-CA-006316
21ST MORTGAGE CORPORATION,
Plaintiff, vs.
CHRISTOPHER JAMES
INGLEDUE; LINDA BEGLEY
NEESE A/K/A LINDA ANN NEESE;
ANY UNKNOWN PARTY WHO
MAY CLAIM AS HEIR, DEVISEE,
GRANTEE, ASSIGNEE, LIENOR,
CREDITOR, TRUSTEE, OR OTHER
CLAIMANT, BY, THROUGH,
UNDER OR AGAINST WILMA
JEAN BEGLEY A/K/A WILMA
J. BEGLEY; DALE ROBERT;
UNKNOWN SPOUSE OF DALE
ROBERT; KAREN GAIL PEDLEY
A/K/A KAREN GAIL BEGLEY;
UNKNOWN SPOUSE OF KAREN
GAIL PEDLEY A/K/A KAREN
GAIL BEGLEY; BRENDA SELL;
UNKNOWN SPOUSE OF BRENDA
SELL; and UNKNOWN TENANT
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 13, 2024, entered in Case No.: 2023 CA 6316 of the Circuit Court in and for Polk County, Florida, wherein CHRISTOPHER JAMES INGLEDUE, LINDA BEGLEY NEESE A/K/A LINDA ANN NEESE, ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA J. BEGLEY, DALE ROBERT, UNKNOWN SPOUSE OF DALE ROBERT, KAREN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY, BRENDA SELL, UNKNOWN SPOUSE OF BRENDA SELL, and UNKNOWN TENANT, are the Defendants, that Stacy M. Butterfield, CPA, the Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on December 11, 2025, by electronic sale beginning at 10:00 a.m., on the above prescribed date at website www.polk.realforeclose.com, on the following described real property as set forth in the Final Judgment:

LOT 34, OAK TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 330 FEET.

TOGETHER WITH A 2022 LIVE OAK MODEL 76X28 MANUFACTURED HOME BEARING SERIAL NO:S: LOHGA10022756A AND LOHGA10022756B.

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

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.

Attorneys for Plaintiff
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth
Attn: Leslie S. White
Post Office Box 2346
Orlando, FL 32802
By: Leslie S. White, for the firm
Florida Bar No. 521078
Telephone 407-841-1200
Facsimile 407-423-1831
primary email: lwhite@deanmead.com
secondary email:
callender@deanmead.com
5417303.v1
November 7, 14, 2025 25-01681K

FIRST INSERTION

NOTICE OF RULEMAKING BY HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Hawthorne Mill North Community Development District ("District") on December 10, 2025, at 9:30 a.m., at the Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884.

In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt lake and trespass rules ("Lake and Trespass Rules") for District publication. The proposed Lake and Trespass Rules rule number is 2025-1.

The proposed Lake and Trespass Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the Rules includes Sections 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in the Business Observer on October 31, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative to either the Amenity Rules and Rates or the Parking Rules as provided by Section 120.541(1), *Florida Statutes*, must do so

in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010 (hereinafter, "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Andrew Kantarzhi, District Manager
Hawthorne Mill North Community Development District
November 7, 2025 25-01717K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25CP-3564
IN RE: ESTATE OF
William Gabor
deceased.

The administration of the estate of William Gabor, deceased, Case Number 25CP-3564, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830- 9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is Nov 7, 2025.

/s/ Joseph Edward Gabor
Personal Representative
Address: 4401 Decatur Drive,
Woodbridge, VA 22193
/s/ MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue Address:
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
November 7, 14, 2025 25-01703K



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

W/0177

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

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2024-CA-002716 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JUAN CARLOS OLIVERA JR, et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure entered on October 24, 2025 in Case No. 2024-CA-002716 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein JUAN CARLOS OLIVERA JR., ANGELIC LUZ TROCHE, SUNRUN INSTALLATION SERVICES, INC., UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com , on the 9th day of December, 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit: LOT 65, LAKESIDE LANDINGS PHASE 3, ACCORDING TO THE PLAT AS RECORD-	ED IN PLAT BOOK 168, PAGES 5 THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 3161 ROYAL TERN DR, WINTER HAVEN, FL 33881 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 3rd day of November 2025 Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252 E-mail: pleadings@sokrem.com , Counsel for Plaintiff November 7, 14, 2025 25-01702K

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. 532025CA003193A000BA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE 1526 PROVIDENCE RD LAND TRUST, et al. Defendant(s). TO: UNKNOWN TRUSTEE OF THE 1526 PROVIDENCE RD LAND TRUST, 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: LOTS 16 AND 17, BLOCK 18, UNION HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE(S) 28 AND 28A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ-	ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 12/11/25/ (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 3rd day of Nov., 2025. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: SEBASTIAN IRLANDA DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 25-315805 November 7, 14, 2025 25-01704K

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA003797A000BA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-B, Plaintiff, vs. MILTON V. FLETCHER; UNKNOWN HEIRS OF LORRAINE FLETCHER A/K/A LORRAINE L. FLETCHER, DECEASED, ET AL. Defendants To the following Defendant(s): UNKNOWN HEIRS OF LORRAINE FLETCHER A/K/A LORRAINE L. FLETCHER (CURRENT RESIDENCE UNKNOWN) Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 7, IN BLOCK A OF MELODY HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 33 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 2203 IVEY LANE, LAKELAND FLORIDA 33815 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness,	Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before December 5, 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. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 29 day of Oct., 2025. Stacy M. Butterfield POLK COUNTY CLERK OF COURT (SEAL) By A. Nieves As Deputy Clerk J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH21125-25/cam November 7, 14, 2025 25-01683K

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA000328000000 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. LYNN S WILSON A/K/A LYNN STEWART WILSON, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF LYNN S WILSON A/K/A LYNN STEWART WILSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT NO. B10, THE PALMS OF ASHTON, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5268, PAGE 1643, TOGETHER WITH THE FIRST AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS 5710, PAGE 492, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you	written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 12/1/25, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court this 22nd day of October, 2025. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY By /s/ Sebastian Irlanda As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-11224FL November 7, 14, 2025 25-01682K

FIRST INSERTION	
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); et al. Defendant(s). TO: 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): 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 juris. 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'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 December 1, 2025 WITNESS my hand and seal of this Court on the 23rd day of October, 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 FC01 NCM November 7, 14, 2025 25-01684K

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.: 2025CC002579 SUNSET POINTE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., Plaintiff, vs. ISRAEL CORDOVA HERNANDEZ, et al., Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/23/2025, in Case No.: 2025CC002579 of the County Court in and for Polk County, Florida, wherein SUNSET POINTE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., is the Plaintiff and ISRAEL CORDOVA HERNANDEZ, 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 11/26/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 9, SUNSET POINTE, ac-	ording to the Plat thereof, Recorded in Plat Book 128, Page(s) 8 and 9 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. DATED: November 3, 2025 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 November 7, 14, 2025 25-01699K

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CASE NO: 2025-CA-001535
ALLIED CAPITAL
SOLUTIONS, LLC,
Plaintiff, v.
DME STRUCTURAL SERVICES,
LLC, ALL UNKNOWN OWNERS
AND TENANTS IN POSSESSION,
AND PRESTO INSURANCE
PREMIUMS, INC.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 24, 2025, entered in Civil Case No. 2025-CA-001535 of the County Court of the Fifteenth Judicial Circuit in and for Polk County, Florida, wherein Plaintiff, ALLIED CAPITAL SOLUTIONS, LLC, is Plaintiff, and DME STRUCTURAL SERVICES, LLC, et al., are Defendants.

I will sell to the highest and best bidder for cash at 10:00 a.m. on the 9th day of December, 2025, at public auction at <https://polk.realforeclose.com/index.cfm>, the following described property as set in said Final Judgment of Foreclose to wit:

Lot 2, Block 5, Seth's French's Addition to Varn's Survey to the Town of Fort Meade, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 8, of the Public Records of Polk County, Florida.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

RTRLAW, LLP
Attorneys for Plaintiff
3333 W. Commercial Blvd., Suite 200B
Fort Lauderdale, FL 33309
Tel: (954) 370-5152
Fax: (954) 370-1992
Email: bgottlieb@rtrlaw.com
ghidalgo@rtrlaw.com
bdangelo@rtrlaw.com
mlevine@rtrlaw.com
By: /s/ Brian D. Gottlieb
BRIAN D. GOTTLIEB, ESQ.
F.B.N. 0015302
GABRIELA A. HIDALGO, ESQ.
F.B.N. 1010243
November 7, 14, 2025 25-01698K

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_V9

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of November, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Durning, Katrina Electronics, Furniture, Household Goods, Totes, Hangers, Car Speakers; Moore, Donnell L. Boxes, Electronics, Furniture, Household Goods, Totes, Bags, Childrens Toys; Willis, Francella Gym Equipment, Tires, Rims, Toolbox, Misc; Sanchez Ortiz, Victor Boxes, Electronics, Furniture, Household Goods, Suitcases, Yarn, Chairs, Lamps; Verne Leksell, Melissa Furniture, Household Goods, Mirror, Mattresses, Tools, Clothes; Verne Leksell, Melissa Boxes, Electronics, Furniture, Household Goods, Golf Clubs, Suit Cases, Lamps, Bedding Sale is subject to cancellation in the event of settlement between owner and obligated party.

Oct. 31; Nov. 7, 2025 25-01650K

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of November, 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. Brumfield, Amya Bed, Kids toys, Desk, boxes, baskets, clothing, bags, suitcase, bed frame, misc; Smith, Marcia Boxes, Wrapping paper; Speed, Issac Household Goods, Clothes, Suitcase, Tote; Lewis, Keith Electronics, Tools, Household Goods, Golf Clubs, TV, Garden Tools; Pinkston, Quincy Household Goods, Clothes, Bags, Totes, Cooler, Suitcase; Warner, Quandralla Boxes, Appliances, Electronics, Furniture, Household Goods, Bike, Totes, Chairs, Power Wheel Ride On; Mercado, Joey Electronics, Furniture, Household Goods, Christmas Tree, Bedding, Table and Chairs, TVs; Crews, Amanda Household Goods, Clothes, Wall Art, Bags, Kitchen Supplies; Taylor, Jasmine Electronics, Furniture, Household Goods, Bedding, Couch, Mattress, Totes, Boxes, TV, Fan; Gaines, Latrina Boxes, Electronics, Furniture, Household Goods, Dresser, Mattress, Boxes, TV, Bed Frame, Totes, Bags, Couch; Daniels, Jeremiah Clothes, Bags, Shoes Sale is subject to cancellation in the event of settlement between owner and obligated party.

Oct. 31; Nov. 7, 2025 25-01651K

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellascclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-003539-A000-BA
IN RE: ESTATE OF
STEVEN DOLLAR,
Deceased.
The administration of the Estate of Steven Dollar, deceased, whose date of death was September 26, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 31, 2025.

Personal Representative:
Michael Dollar
394 Fineview Ave.
Kalamazoo, MI 49004

Attorney for Personal Representative:
Mark E. Clements
Attorney for Personal Representative
Florida Bar No. 276774
Elder Law Firm of
Clements & Wallace, PL
310 E Main St
Lakeland, FL 33801
Ph: (863) 687-2287
Eml: mclements@mclements.com
2nd Eml: abaustert@mclements.com
Oct. 31; Nov. 7, 2025 25-01644K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
File #2025 CP 2959
IN RE: THE ESTATE OF
JEAN E. KERSEY
Deceased.
The administration of the estate of JEAN E. KERSEY, deceased, whose date of death was July 28, 2025, File Number File #2025 CP 2959, 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, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice 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.

Personal Representative:
DEBORAH STONE
28721 Comstock Road
Eustis, Florida, 32736

Attorney for Personal Representative:
/s/ Carol L. Hill, Esquire
Carol L. Hill, Esquire
Florida Bar No. 52227
chill@carol-hill.com
101 E Wall Street
Frostproof, FL 33843
(863) 635-4400
Fax (863) 978-1761
Oct. 31; Nov. 7, 2025 25-01648K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-003360-A000-BA
IN RE: ESTATE OF
MORRIS EDWIN SALE
Deceased.
The administration of the estate of Morris Edwin Sale, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 31, 2025.

Personal Representative:
Crystal Renee Dapril
3289 E. Monmouth Road
Cleveland Heights, Ohio 44118

Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
Oct. 31; Nov. 7, 2025 25-01646K

FOURTH INSERTION

NOTICE OF ACTION FOR TEMPORARY CUSTODY
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No: 25-DR-6233
Stacy Guy,
Petitioner/Grandmother, and
Megan Spivey-Guy, Mother, and
Matthew Delessio, Father.
To: Megan Spivey-Guy
1406 Princess Tree Court
Haines City, Florida 33844
YOU ARE NOTIFIED that an action for temporary custody has been filed for your legal child and that you are required to serve a copy of your written defenses, if any, to it on Stacy Guy, through attorney, Stephanie Koether, Esquire 1115 E. Cass Street, Tampa, Florida 33602, on or before October 24, 2025, and file the original with the clerk of this Court at 255 N. Broadway Ave., Bartow, Florida 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.

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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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: 10/01/25
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) By: Karina Mascorro
Deputy Clerk

Stephanie Koether, Esquire
1115 E. Cass Street,
Tampa, Florida 33602
Oct. 17, 24, 31; Nov. 7, 2025 25-01590K

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO.
2025CA-001253-A000-BA
SHIRLEY HAWTHORNE,
Pettitioner, v.
DENESE TUCKER, AKEVA
SOUTHALL, LEON HAWTHORNE,
PARNELLI HAWTHORNE,
ESTATE OF LARRY
HAWTHORNE, DECEASED,
TRAVIS HAWTHORNE,
TONETHIA HAWTHORNE,
SHAVONSKI HAWTHORNE,
LARRY HAWTHORNE, JR., and
ZAKI HAWTHORNE, by and
through her Natural Guardian,
ZELICA SULLIVAN,
Respondents.
TO: TRAVIS HAWTHORNE, TONETHIA HAWTHORNE, DENESE TUCKER, AKEVA SOUTHALL, and ZAKI HAWTHORNE, by and through her Natural Guardian, ZELICA SULLIVAN, all addresses unknown.
YOU ARE NOTIFIED that an action for partition, to quiet title, for declaratory judgment, and other relief regarding the following property in Polk County, Florida:
The West 51 feet of the East 405 feet of the South 148 feet of the North 660 feet of the W 1/2 of the NW 1/4 of the NE 1/4 of Section 9, Township 29 South, Range 27 East, lying and being in Polk County, Florida.
has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Petitioner's/Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the first publication of this notice, and file the original with the clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Default Date 12/01/2025
Dated on 10/22/25
STACY M. BUTTERFIELD,
CLERK OF THE CIRCUIT COURT
(SEAL) By: Chyeisha Crews
As Deputy Clerk

Petitioner's/Plaintiff's Attorney:
Christopher A. Desrochers, Esq.,
Christopher A. Desrochers, P.L.,
2504 Ave. G NW,
Winter Haven, FL 33880.
(863) 299-8309.
Email: cadlawfirm@hotmail.com
Oct. 24, 31; Nov. 7, 14, 2025 25-01635K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
Case No.: 2025CA003351A000BA
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS THE TRUSTEE OF
ADMT 2023-NQM4,
Plaintiff, v.
NADIA BENDAOU; UNKNOWN
SPOUSE OF NADIA BENDAOU;
HAMMOCK RESERVE PHASE 2
HOMEOWNERS ASSOCIATION,
INC.; 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.
To the following Defendant(s):
NADIA BENDAOU
(RESIDENCE UNKNOWN)
UNKNOWN SPOUSE OF
NADIA BENDAOU
(RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 431 HAMMOCK RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 189, PAGES 38 THROUGH 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 5231 MADDIE DRIVE,
HAINES CITY, FL 33844

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 12/1/25 a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 24th day of October, 2025.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Sebastian Irlanda
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
Oct. 31; Nov. 7, 2025 25-01659K

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

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

Call 941-906-9386

or email legal@businessobserverfl.com



--- ESTATE ---

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003314A IN RE: ESTATE OF WILLIAM JOSEPH APPENZELLER JR. Deceased. The administration of the estate of William Joseph Appenzeller Jr., deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act	as described in ss. 732.216-732.228, 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 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 31, 2025. Personal Representative: Susan Dawn Amey a/k/a Susan Amey a/k/a Sue Amey 600 Ocean Heights Avenue Linwood, New Jersey 08221 Attorney for Personal Representative: FAMILY FIRST FIRM /s/ Christopher Torchia Ryan J. Saboff, Esquire Florida Bar Number: 1010852 Christopher F. Torchia, Esquire Florida Bar Number: 270120 Joseph K. Fabbri, Esquire Florida Bar Number: 1022503 1030 W. Canton Ave., Suite 102 Winter Park, FL 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: ryan.saboff@familyfirstfirm.com E-Mail: chris.torchia@familyfirstfirm.com E-Mail: joe.fabbri@familyfirstfirm.com Secondary E-Mail: probate@familyfirstfirm.com Oct. 31; Nov. 7, 202525-01647K

SECOND INSERTION

NOTICE OF ADMINISTRATION – INTESTATE IN THE CIRCUIT COURT, IN THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2021-CP-2285 DIVISION: 14 In re the estate of RAY OWENS GARNETT, Deceased. To: Robert Garnett (current whereabouts unknown) Steven Garnett (current whereabouts unknown) Charlotte Garnett (current whereabouts unknown) The administration of the Estate of Ray Owens Garnett, Deceased, 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 decedent died without a valid will and the estate is intestate. A petition to convert ancillary formal administration-intestate to summary administration-intestate is pending with this Court. The names and addresses of the petitioner and the petitioner's attorney are set forth below. The fiduciary lawyer-client privilege in Florida State Section 90.5021 applies with respect to the petitioner and any attorney employed by the petitioner. A beneficiary of this estate is not required to have an attorney or to file any document in order to receive the inheritance provided by law. However, if you are in doubt regarding your rights, you should consult your attorney. Any interested person on whom a copy of the Notice of Administration is served is required to file any objection that challenges venue or jurisdiction of the court with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The three (3) month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative represen-	tation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by Section 733.212(3), all objections to venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or one (1) year after service of the Notice of Administration. A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such person, or the date that is forty (40) days after the date of termination of any proceeding involving the construction, admission to probate, or validity of a will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived. An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is six (6) months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is two (2) years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules. /s/ Natalie Garnette-Hanna Natalie Garnette-Hanna, Petitioner /s/Christopher J. Leddy, Jr. Christopher J. Leddy, Jr., Esq. Attorney for Petitioner Florida Bar No.: 1022875 HEEKIN LAW, P.A. 7220 Financial Way Jacksonville, Florida 32256 Ph.: (904) 355-7000 Fax: (904) 222-5500 Email for Electronic Service: Chris@heekinlaw.com Oct. 31; Nov. 7, 202525-01671K
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SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532025CP003212A000BA IN RE: ESTATE OF JOHN THOMAS STORC, Deceased. The administration of the estate of JOHN THOMAS STORC, deceased, whose date of death was April 16, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-1, 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. 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 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 31, 2025. Signed on this 17th day of October, 2025. LOIS M. STORC A/K/A LOIS M. WESTBERRY-STORC Personal Representative 1120 State Road 557 Lake Alfred, FL 33850 /s/Morgan A. Robinson MORGAN A. ROBINSON Attorney for Personal Representative Florida Bar No. 1038923 Hines Norman Hines, P.L. 315 S. Hyde Park Avenue Tampa, FL 33606 Telephone: (813) 251-8659 Email: mrobinson@hnh-law.com Oct. 31; Nov. 7, 202525-01674K	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025CP-2926 IN RE: ESTATE OF ROBERT R. COPLEY, Deceased. The administration of the estate of ROBERT R. COPLEY, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice: October 31, 2025. Personal Representative JUDY ROBINSON 405 Shepard Avenue Dundee, Florida 33838 Attorney for Personal Representative JULIE LANDRIGAN BALL, ESQ. Florida Bar No.: 0768731 Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com Oct. 31; Nov. 7, 202525-01661K	

--- ACTIONS / SALES---	
SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA004255 SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. IMARI SHANAY LYONS, et al., Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/29/2025, in Case No.: 2024CA004255 of the Circuit Court in and for Polk County, Florida, wherein SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and IMARI SHANAY LYONS, et al., is/	are the Defendant(s). 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 11/13/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 111, SQUIRE'S GROVE, according to the plat as recorded in Plat Book 137, Pages 41 through 43, 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. DATED: October 22, 2025 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Oct. 31; Nov. 7, 202525-01637K
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FL CASE NO. 2025-CA-001594 A000BA OBC ACQUISITIONS, LLC, a Florida limited liability company, Plaintiff, vs. STRATEGIC SPONSORING, LLC, a Florida Limited liability company, Defendant. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 21, 2025, entered in Civil Case No. 2025-CA-001594A000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, Stacy M. Butterfield, CPA, Clerk of Court, will sell to the highest and best bidder for cash at public sale, at 10:00 a.m. on the 25th day of November, 2025, via electronic online auction at the following website: http://www.Polk.realforeclose.com, after first giving	notice as required by § 45.031, Florida Statutes, the following described property as set forth in said Final Judgment of Foreclosure, to-wit: The North ½ of Lot 63 and all of Lot 64, INWOOD Unit 6, according to the Plat thereof, as recorded in Plat Book 14, Pages 2, 2A and 2B, Public Records of Polk County, Florida Folio Number: 25-28-13-343500-000640 Street Address: 1450 35th Street NW, Winter Haven, Florida 32819 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. 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 27th day of October, 2025. T. Robert Shahady, Esq. Florida Bar No. 0027004 rshahady@swlawyers.law krissel@swlawyers.law (Legal Asst) SHAHADY & WURTENBERGER, P.A. Attorneys for Plaintiff 7900 Peters Road, Suite B-200 Fort Lauderdale, FL 33324 (954) 376-5950 Oct. 31; Nov. 7, 202525-01663K
SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532025CA002934A000BA AMWEST FUNDING CORP, Plaintiff, v. LUCIANO CORREA BARTONELI; et al, Defendant(s). To the following Defendant(s): LUCIANO CORREA BARTONELI (Last Known Address: 4763 Bernard Boulevard, Haines City, FL 33844) UNKNOWN SPOUSE OF LUCIANO CORREA BARTONELI (Last Known Address: 4763 Bernard Boulevard, Haines City, FL 33844) UNKNOWN TENANT #1 (Last Known Address: 4763 Bernard Blvd, Haines City, FL 33844) UNKNOWN TENANT #2 (Last Known Address: 4763 Bernard Blvd, Haines City, FL 33844) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOTS 1 THROUGH 4, AND LOTS 52 THROUGH 78, BLOCK 1, INCLUSIVE, LOTS 27 THROUGH 34, BLOCK	2, INCLUSIVE, LOTS 1 THROUGH 5, BLOCK 3, IN- CLUSIVE, LOTS 1 THROUGH 13, BLOCK 4, INCLUSIVE, LOT 18, BLOCK 5, LOTS 10 THROUGH 21, BLOCK 6, LOTS 15 THROUGH 24, BLOCK 9, INCLUSIVE, LOTS 1 THROUGH 5, AND LOTS 9 THROUGH 10, BLOCK 10, IN- CLUSIVE, LOTS 15 THROUGH 18, BLOCK 11, INCLUSIVE, AND LOTS 1 THROUGH 34, BLOCK 12, INCLUSIVE, HAM- MOCK RESERVE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RE- CORDED IN PLAT BOOK 196, PAGE 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 4763 BERNARD BOULEVARD, HAINES CITY, FL 33844 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 11/24/25, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 17th day of Oct., 2025. STACY M. BUTTERFIELD As Clerk of the Court (SEAL) By Sebastian Irlanda As Deputy Clerk Ghidotti Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 Oct. 31; Nov. 7, 202525-01643K
SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025CA001842A000BA SERVBANK, SB Plaintiff(s), vs. BENJAMIN S. CARRA/K/A BENJAMIN P. CARR; MELISSA P. CARRA/K/A MELISSA S. CARR; THE UNKNOWN SPOUSE OF BENJAMIN S. CARR A/K/A BENJAMIN P. CARR; THE UNKNOWN SPOUSE OF MELISSA P. CARR A/K/A MELISSA S. CARR; JAMES CHRISTOPHER NANCE; JAMES RALPH NANCE; PAMELA ROMERO; STATE OF FLORIDA; LAND TRUST #1208, DATED JANUARY 07, 2025, WITH TRIDENT ASSET MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DENNIS RALPH NANCE, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF PATRICIA Y. NANCE AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS,	AND TRUSTEES OF DENNIS RALPH NANCE, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF PATRICIA Y. NANCE AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN TO: JAMES CHRISTOPHER NANCE LAST KNOWN ADDRESS: 1208 PRICE AVENUE, AUBURNDALE, FL 33823 CURRENT ADDRESS: UNKNOWN TO: JAMES RALPH NANCE LAST KNOWN ADDRESS: 1208 PRICE AVENUE, AUBURNDALE, FL 33823 CURRENT ADDRESS: UNKNOWN TO: JAMES RALPH NANCE LAST KNOWN ADDRESS: 1208 PRICE AVENUE, AUBURNDALE, FL 33823 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows: LOT 32, ARIANA HILLS, UN- RECORDED, DESCRIBED AS: THE NORTH 110 FEET OF THE SOUTH 510 FEET OF THE EAST 120 FEET OF THE WEST 1205 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST ONE- QUARTER OF THE NORTH- EAST ONE - QUARTER OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 25 EAST, PUBLIC RECORDS OF POLK



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ACTIONS / SALES---

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000166000000 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. BRENDA L. THISSEN A/K/A BRENDA THISSEN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2025, and entered in 2025CA000166000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and BRENDA L. THISSEN A/K/A BRENDA THISSEN; AMERICA'S WHOLESALE LENDER; CASTLE CREDIT CO HOLDINGS, LLC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on November 18, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 78, SUNDANCE VILLAGE I PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGES 47 AND 48, OF THE	PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2578 SUNDANCE CIR, MULBERRY, FL 33860 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 28 day of October, 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: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-187862 - MiM Oct. 31; Nov. 7, 202525-01664K

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025-CA-002546 U.S. BANK NATIONAL ASSOCIATION, not in its individual capacity but as trustee for NRZ Pass-Through Trust XVI-B, Plaintiff, vs. SHIRLEY ARMSTEAD, an individual, and UNKNOWN TENANT, Defendant. NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure, entered on September 9, 2025, and that certain Order Canceling October 24, 2025, Foreclosure Sale and Rescheduling Same, entered on October 17, 2025, in Case No. 2025-CA-002546, in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, that the Clerk of this Court, who is currently Stacy M. Butterfield, CPA, will sell to the highest and best bidder for cash on December 5, 2025, at the hour of 10:00 A.M. through Polk County's on-line sale website: www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes, after the publication of notice thereof as required by §45.031, Florida Statutes, the property described as follows: Lot 379, FOREST LAKE PHASE 1, according to the plat as recorded in Plat Book 183, Pages 17 through 21, of the Public Records of Polk County, Florida.	IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. s/ David E. Peterson David E. Peterson Florida Bar No. 0373230 Lowndes, Drosdick, Doster, Kantor & Reed, P.A. 215 North Eola Drive Orlando, Florida 32801 Telephone: 407-843-4600 Facsimile: 407-843-4444 david.peterson@lowndes-law.com anne.fisher@lowndes-law.com litcontrol@lowndes-law.com Attorneys for Plaintiff Oct. 31; Nov. 7, 202525-01640K

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. 2024CA003566000000 PLANET HOME LENDING, LLC, Plaintiff, vs. WILFREDO ALEJANDRO ALEJANDRO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 01, 2025, and entered in 2024CA003566000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and WILFREDO ALEJANDRO ALEJANDRO; MARIA DEL CARMEN SANTIAGO GONZALEZ; MARIO OSCAR RIVERA SEPULVEDA A/K/A MARIO O. RIVERA SEPULVEDA; UNKNOWN SPOUSE OF WILFREDO ALEJANDRO ALEJANDRO 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 November 17, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 76, CALOOSA LAKE VILLAGE UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND THAT CERTAIN 2006 FLEETWOOD HOMES OF FLORIDA/BEACON HILL	WITH VIN NUMBERS FL670A33106-BH21 AND FL670B33106-BH21 Property Address: 138 CALOOSA LAKE CIR S, LAKE WALES, FL 33859 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 24 day of October, 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: fmail@raslg.com By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 24-220956 - ErS Oct. 31; Nov. 7, 202525-01641K

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024CA002051000000 WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, THEODORE H. BERGEMANN AKA THEODORE HOWARD BERGEMANN AKA THEODORE BERGEMANN, DECEASED, et al, Defendant(s). To: RICO GARCIA Last Known Address: 7170 DAKAN RD SEDALIA, CO 80135 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: BEGIN AT THE NORTH-WEST CORNER OF LOT 2 IN BLOCK 29, OF LAKE ALFRED, FLORIDA, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 61, THENCE RUN SOUTH 118.7 FEET, THENCE EAST 108.7 FEET, THENCE NORTH 118.7 FEET, THENCE RUN WEST 108.7 FEET TO THE POINT OF BEGINNING.	A/K/A 110 S WINONA AVE LAKE AFLRED FL 33850 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. 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: 12/1/25 WITNESS my hand and the seal of this court on this 22nd day of October, 2025. Stacy M. Butterfield Clerk of the Circuit Court (Court Seal) By: Sebastian Irlanda Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 24-007104 Oct. 31; Nov. 7, 202525-01660K

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2022-CA-002345 MOVEMENT MORTGAGE, LLC, Plaintiff, vs. MARIA DELORES KOPPENHOFER, et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure entered on October 13, 2025 in Case No. 2022-CA-002345 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein MOVEMENT MORTGAGE, LLC is Plaintiff, and MARIA DELORES KOPPENHOFER is Defendant, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 2nd day of December, 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15-16, the following described property as set forth in said Final Judgment, to wit: LOT 204 AND 1/204TH UNDIVIDED INTEREST IN TRACTS, A&B ROLLINGLEN PHASE FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 38, OF THE PUBLIC RECORDS	OF POLK COUNTY, FLORIDA. ALSO KNOWN AS 5115 SHADYGLEN DRIVE, LAKELAND, FLORIDA 33810 (THE PROPERTY). together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 17th day of October 2025 Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252 E-mail: pleadings@sokrem.com, Counsel for Plaintiff Oct. 31; Nov. 7, 202525-01639K

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-006882 MCLP ASSET COMPANY, INC., Plaintiff, v. CYNTHIA LORRAINE LOTT A/K/A CYNTHIA MCLEGGAN A/K/A CYNTHIA L. DIXON A/K/A CYNTHIA LOTT DIXON, 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 and an Order Granting Plaintiff's Motion to Cancel and Reset Foreclosure Sale dated October 15, 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 December 15, 2025, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following- described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: LOT 1 IN BLOCK 16 OF HAMPTON HILLS SOUTH	PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 140 AT PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 3605 Covington Ln, Lakeland, FL 33810 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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 23rd day of October, 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 Oct. 31; Nov. 7, 202525-01638K

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. 2024CA004837000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 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 RICHARD SMITH, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 22, 2025, and entered in 2024CA004837000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST 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 RICHARD SMITH, DECEASED; KELLY SMITH A/K/A KELLY A. SMITH A/K/A KELLEY SMITH A/K/A KELLEY A. SMITH; CITY OF WINTER HAVEN, FLORIDA; JOHN SCOTT TAPLEY; HARLAN D. TAPLEY JR; KRISTIE E. TAPLEY; COLLEEN M. BENNETT A/K/A COLLEEN M. BENNETTE 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 November 18, 2025, the follow-	ing described property as set forth in said Final Judgment, to wit: THE NORTH 15 FEET OF LOT 2, ALL OF LOT 3, AND THE SOUTH 15 FEET OF LOT 4, BLOCK 3 OF MARTHA HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 818 LAKE MARTHA DR NE, 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 28 day of October, 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: fmail@raslg.com 24-205191 - EuE Oct. 31; Nov. 7, 202525-01665K

SECOND INSERTION	
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 532025CA002981A000BA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KRISTI LYNN ALSIP; et al, Defendants. TO: KRISTI LYNN ALSIP; 119 KENNY BLVD HAINES CITY, FL 33844 UNKNOWN SPOUSE OF KRISTI LYNN ALSIP; 119 KENNY BLVD HAINES CITY, FL 33844 YOU ARE NOTIFIED that an action to foreclose to the following property in Polk County, Florida: LOT 8, BALMORAL ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE(S) 1 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 119 KENNY BLVD, HAINES CITY, FL 33844. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 12/1, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON 10/22, 2025. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: Sebastian Irlanda DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Oct. 31; Nov. 7, 202525-01655K	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, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on DECEMBER 4, 2025 o 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: October 24, 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 2018 CA 004630 328728/1808262/wll Oct. 31; Nov. 7, 202525-01642K

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SAVE TIME



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--- ESTATE ---		ACTIONS / SALES			
SECOND INSERTION		SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002049 Division: Probate IN RE: ESTATE OF CYNTHIA C. DEAN, Deceased. The administration of the estate of CYNTHIA C. DEAN, deceased, whose date of death was December 17, 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 co-personal representatives and the co-personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 PERIOD 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. The date of the first publication of this notice is October 31, 2025 Personal Representative: Laura Ziemer 526 Delos Drive Toms River, NJ 08753 WIDERMAN MALEK, PL Attorney for Personal Representative Scott C. Dixon, Esquire Florida Bar Number 0109797 1990 W. New Haven Ave., Suite 201 Melbourne, FL 32904 321-255-2332 Email: sdixon@USLegalTeam.com Oct. 31; Nov. 7, 2025 25-01645K	
SECOND INSERTION		SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File Number 2025CP002440A000BA IN RE: Estate of HARVEY M. HENDRICKS JR. AKA HARVEY HENDRICKS Deceased The administration of the estate of HARVEY M. HENDRICKS JR. AKA HARVEY HENDRICKS, deceased, whose date of death was May 14, 2025 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831. The names and ad-		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA002601 PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. RIANJU INTERNATIONAL, LLC; et al., Defendant(s). TO: Antonio Alonso BARGUES Last Known Residence: 185 Captiva Dr Davenport, FL 33896 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:			