

POLK COUNTY LEGAL NOTICES

--- 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. **2025-CP-3672**
IN RE: ESTATE OF:
MARY J. CONLON,
Deceased.

The administration of the estate of MARY J. CONLON, deceased, whose date of death was August 10, 2025; is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway, 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: November 14, 2025.

JOHN D. CONLON
Personal Representative
6 1st Street
Concord, NH 03301

DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
November 14, 21, 2025 25-01742K

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 927700 from Auburndale Burger South LLC. Application received: 10/7/2025. Proposed activity: Restaurant. Project name: Culver's Auburndale. Project size: 1.505 acres Location: Section(s) 09 Township 28 South, Range 25 East, in Polk County. Outstanding Florida Water:Yes. Aquatic preserve:No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

November 14, 2025 25-01744K

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 2025-CP-003104
IN RE: The Estate of TUYET T. TRAN,
Deceased.

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

The administration of the estate of TUYET T. TRAN, deceased, whose date of death was September 23, 2024, and whose social security number is XXX-XX-1981, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their

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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-003744-A000BA
Division Probate
IN RE: ESTATE OF LINDA MAE BURCHETT,
Deceased.

The administration of the estate of LINDA MAE BURCHETT, deceased, whose date of death was July 30, 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 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

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NOTICE OF SALE
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2024-CC-10302
FESTIVAL HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.
MOHAMMAD AMJAD MASOOD; MATEEN AMJAD; AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as:

Lot 12, FESTIVAL PHASE 5, according to the Plat thereof as recorded in Plat Book 187, Pages 49 through 56, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 943 Conch Road, Davenport, FL 33896

at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on December 10, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-

FIRST INSERTION

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 FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is November 14, 2025.

/s/ **Linh M. Ngo**
LINH M. NGO,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
November 14, 21, 2025 25-01724K

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

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

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

The date of first publication of this notice is: November 14, 2025

Signed on this 11th day of November 2025

/s/ **Tracy Wright**
TRACY L. WRIGHT
Personal Representative
3830 Broadlands Lane
Orlando, FL 32824

/s/ Krishna L. Kraft
Krishna L. Kraft, Esq.
Attorney for Personal Representative
Florida Bar No. 112452
Nardella & Nardella, PLLC
135 W. Central Blvd., Ste 300
Orlando, FL 32801
Telephone: (407) 966-2680
Fax: (407) 966-2681
Email: kkraft@nardellalaw.com
Secondary Email:
msayne@nardellalaw.com
November 14, 21, 2025 25-01757K

FIRST INSERTION

SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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

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

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
November 14, 21, 2025 25-01760K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
CASE 2025 CP 3533
IN RE ESTATE OF BERNICE M. HOFFMAN,
Deceased

The administration of the Estate of BERNICE M. HOFFMAN, deceased, whose date of death was June 2, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

The 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 Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211.

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

Publication of this Notice first occurred on November 14, 2025

JAMES HOFFMAN
Personal Representative
ROBERT T. MAGILL, ESQUIRE
Florida Bar #64371
MAGILL LAW OFFICES
Post Office Box 922
Orlando, Florida 32802
Telephone: (407) 614-4509
Email: robert@magill-law.com
Attorney for Personal Representative
November 14, 21, 2025 25-01726K

FIRST INSERTION

NOTICE OF ADMINISTRATION (testate)
IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
CASE 2025 CP 3533
IN RE ESTATE OF BERNICE M. HOFFMAN,
Deceased

The administration of the Estate of BERNICE M. HOFFMAN, 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 file number for the estate is noted above. The Estate is testate and the date of the Decedent's Last Will and Testament is August 11, 2020.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel

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NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **2025-CP-2046**
Division Probate
IN RE: ESTATE OF JUDY IRENE FRANKLIN A/K/A JUCY I. FRANKLIN
Deceased.

The administration of the estate of Judy Irene Franklin a/k/a Judy I. Franklin, deceased, whose date of death was May 27, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is November 14, 2025.

Personal Representative:
Andrew M. Berland, Esq.
8240 Exchange Drive Ste. C6
Orlando, FL 32809

Attorney for Personal Representative:
Andrew M. Berland, Esq.
E-Mail Addresses:
andrew@hendersonsachs.com
michael@hendersonsachs.com
Florida Bar No. 84030
Henderson Sachs PA
8240 Exchange Drive Ste. C6
Orlando, FL 32809
Telephone: 4078502500
November 14, 21, 2025 25-01728K

FIRST INSERTION

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 representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, 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 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the ear-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **25-CP-3436**
IN RE: ESTATE OF RONALD CHARLES SMITH,
Deceased.

The administration of the estate of RONALD CHARLES SMITH, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 14, 2025.

LESLEY CHRISTINE SMITH
Personal Representative
6815 Conley Drive
Polk City, FL 33868

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
November 14, 21, 2025 25-01727K

FIRST INSERTION

Florida.

Dated this 10th day of November, 2025

PlanVan Solutions LLC
Yale Sharp Jr
November 14, 2025 25-01754K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002596 Division Probate IN RE: ESTATE OF MICHAEL JAMES BARNES A.K.A. MICHAEL J. BARNES Deceased. The administration of the Estate of Michael James Barnes a.k.a. Michael J. Barnes, Deceased, whose date of death was December 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 14, 2025. Personal Representative: Ramona M. Barnes 101 Corsica Way Kissimmee, FL 34759 Attorney for Personal Representative: Daniel S. Henderson E-Mail Addresses: Dan@hendersonsachs.com ana@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs PA 8240 Exchange Drive, Suite C6 Orlando, FL 32809 Telephone: 407-850-2500 November 14, 21, 202525-01729K	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-3553 Division PROBATE IN RE: ESTATE OF DENNIS WAYNE PARDUE Deceased. The administration of the estate of DENNIS WAYNE PARDUE, deceased, whose date of death was September 22, 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 14, 2025. Personal Representative: HEATHER PARDUE HETZEL 319 SE 10th Street Ocala, Florida 34471 Attorney for Personal Representative: SAMANTHA SHEALY RAUBA, ESQ., Attorney Florida Bar Number: 59503 McGraw Rauba & Mutarelli, PA P.O. Box 4440 Ocala, FL 34478 Telephone: (352) 789-6520 Fax: (352) 789-6570 E-Mail: Samantha@LawMRM.com Secondary E-Mail: Kathy@LawMRM.com November 14, 21, 202525-01751K	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2796 Division PROBATE IN RE: ESTATE OF LISA DARLENE PARDUE Deceased. The administration of the estate of LISA DARLENE PARDUE, deceased, whose date of death was July 10, 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 14, 2025. Personal Representative: HEATHER PARDUE HETZEL 319 SE 10th Street Ocala, Florida 34471 Attorney for Personal Representative: SAMANTHA SHEALY RAUBA, ESQ., Attorney Florida Bar Number: 59503 McGraw Rauba & Mutarelli PA P.O. Box 4440 Ocala, FL 34478 Telephone: (352) 789-6520 Fax: (352) 789-6570 E-Mail: Samantha@LawMRM.com Secondary E-Mail: Kathy@LawMRM.com November 14, 21, 202525-01753K	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532025CP002919A000BA IN RE: ESTATE OF DASEAN SCOTT A/K/A DASEAN KIREE SCOTT Deceased. The administration of the estate of Dasean Scott a/k/a Dasean Kiree Scott, deceased, whose date of death was June 13, 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 14, 2025. Personal Representative: Ashli Monique James 3301 Kokomo Rd. Haines City, Florida 33844 Attorney for Personal Representative: /s/ Desiree Sanchez Desiree Sanchez Florida Bar Number: 10082 SANCHEZ LAW GROUP PA 605 E. Robinson Street, Suite 650 Orlando, FL 32801 Telephone: (407) 500-4444 Fax: (407) 236-0444 E-Mail: desiree@sanchezlaw.com Secondary E-Mail: info@sanchezlaw.com Attorney for Petitioner November 14, 21, 202525-01743K	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CP003141A000BA IN RE: ESTATE OF RUBY MAE HOPWOOD (A/K/A RUBY M. HOPWOOD AND A/K/A RUBY HOPWOOD), Deceased. The administration of the estate of Ruby Mae Hopwood (a/k/a Ruby M. Hopwood and a/k/a Ruby Hopwood), deceased, whose date of death was January 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-1, P.O. Box 9000, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 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. 732.2211. The date of first publication of this notice is November 14, 2025. Personal Representative: Arthur H. Hopwood, Jr. 1583 Old Drum Road NE Bolivar, OH 44612 Attorney for Personal Representative: /S/ Dawn Ellis, Esq. Attorney for Personal Representative E-mail Address: Dawn@MyFloridaProbate.com Florida Bar Number: 091979 My Florida Probate, PA Dawn Ellis, Esq., for the firm PO Box 952 Florida City, FL 34436-0952 (352) 726-5444 November 14, 21, 202525-01730K	FIRST INSERTION NOTICE OF HEARING IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR DUVAL COUNTY, FLORIDA CASE NO.: 162025CA003270AXXXMA DIVISION: CV-F SPENCER STANDFORD, Plaintiff, v. PHYLLIS E. SIMPSON, COLLETTE V. GRIMES, THE ESTATE OF MARY W. SIMPSON, AND ALL OTHERS CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PRIOR OWNER, AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND OTHER UNKNOWN PERSONS OR ENTITIES CLAIMING AN INTEREST IN THE PROPERTY, Defendants. PLEASE TAKE NOTICE that the undersigned will bring on for hearing before the Honorable JAMES HUNT DANIEL, Circuit Court Judge, in and for Duval County, Florida, on the 12th day of January, 2024, at 2:45 p.m., or as soon thereafter as counsel may be heard, on the following matter(s): • Plaintiff's Motion for Declaratory Judgment • Plaintiff's Motion for Hearing Location: [] Via Zoom: 366 055 9515 You are invited to appear and be heard at the above date and time. Respectfully submitted, /s/ Tina M. Bell TINA M. BELL, ESQ. Law Office of Tina M. Bell, PLLC 795 Ontario Street Jacksonville, Florida 32254 Telephone: (904) 720-2251 Email: tina@prestigesettlement.com tinabell@tmbrealestatelaw.com Florida Bar No.: 723940 Attorney for Plaintiff CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by [] U.S. Mail / [] Certified Mail / [] Publication, as applicable] to all Defendants at their last known addresses or by publication, and through the Florida Courts E-Filing Portal to all registered users, this 6th day of November, 2025. Tina M. Bell, Esq. Florida Bar No. 723940 Attorney for Petitioner 795 Ontario Street, Jacksonville, FL 32254 (904) 720-2251 Email: tina@prestigesettlement.com November 14, 202525-01740K
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FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA-001682 Mark Enoch and Debra Enoch Plaintiffs, vs. Prime Broadcasting Inc. a Florida corporation, and Denisse Hernandez Defendants. NOTICE is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above captioned case, the Clerk will sell the property situated in Polk County, Florida, described as: Begin at a point 15 feet west of the Southeast corner of Section 36, Township 29 South, Range 24 East, Polk County, Florida; thence run West 360 feet; thence run North 360 feet; thence run East 360 feet; thence run South 360 feet to the Point of Beginning. Property Address: 1355 Maple Avenue North, Bartow Fl 33830 at public sale, to the highest and best bidder for cash, at an online sale at www.polk.realforeclose.com, beginning at 10:00 AM on January 23, 2026. Any person claiming an interest in	the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 4th day of November 2025. HOBBS AND HOBBS, P.L. By: Walter O Hobbs, Esquire Florida Bar No.: 279889 HOBBS AND HOBBS, P.L. By: Walter O. Hobbs, Esquire Florida Bar No.: 279889 3818 W. Azeele Street Tampa, Florida 33609 (P) 813-879-8333 [ext. 1] (F) 813-877-5426 Email: whobbs@hobbsandhobbs.com service@hobbsandhobbs.com November 14, 21, 202525-01737K
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FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-000746 IN RE: ESTATE OF ANNA T. RODGERS, Deceased. The administration of the estate of ANNA T. RODGERS, deceased, whose date of death was November 23, 2024, is pending in the Circuit Court for	Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, FL 33831. The name and address 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: November 14, 2025. Personal Representative STEPHEN B. RODGERS	P.O. Box 412 Merrifield, VA 22116 Attorney for Personal Representative JULIE LANDRIGAN BALL,, ESQUIRE 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 November 14, 21, 202525-01741K
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--- SALES / ACTIONS ---

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2024CA001977000000 DIVISION: 7 Nationstar Mortgage LLC Plaintiff, -vs.- Ian Andrew Hartz a/k/a Ian Hartz a/k/a Andrew Hartz; Amy Marie Dobson a/k/a Amy Dobson; Unknown Spouse of Ian Andrew Hartz a/k/a Ian Hartz a/k/a Andrew Hartz; Unknown Spouse of Amy Marie Dobson a/k/a Amy Dobson; United States of America Acting Through Secretary of Housing and Urban Development; Aqua Finance, Inc.; LVNV Funding, LLC; Jace Landing Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA001977000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Ian Andrew Hartz a/k/a Ian Hartz a/k/a Andrew Hartz 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 January 22, 2026, the following described property as set forth in said Final Judgment, to-wit: LOT 68, JACE LANDING, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 178, PAGES 47 AND 48, 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 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 23-330328 FC01 CXE November 14, 21, 2025 25-01734K

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.: 2025CA-000279-0000-00 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MICHELLE E. BOLTON; HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER; THOMAS J. BOLTON; 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 01 day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 8, CARLSBAD HEIGHTS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 132 CORY CT, AUBURNDALE, FL 33823 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 10 day of November 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 25-00261 November 14, 21, 2025 25-01749K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2025-CA-001716 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. DAMON F BLUE AKA DAMON BLUE, et al. Defendants. TO: UNKNOWN SPOUSE OF DAMON F BLUE AKA DAMON BLUE BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 8770 FT SOCRUM VILLAGE WY LAKELAND, FL 33810 DAMON F BLUE AKA DAMON BLUE BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 8770 FT SOCRUM VILLAGE WY LAKELAND, FL 33810 UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 8770 FT SOCRUM VILLAGE WY LAKELAND, FL 33810 You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 66, FORT SOCRUM VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 130, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. commonly known as 8770 FT SOCRUM VILLAGE WY, LAKELAND,
FL 33810 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 12/8/25, (or 30 days from the first date of publication, whichever is later) 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. 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 30, 2025. CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) By: Sebastian Irlanda Deputy Clerk Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 328202/2528646/wlp November 14, 21, 2025 25-01723K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024CA002246000000 NEW RESIDENTIAL MORTGAGE, LLC, Plaintiff, vs. ZEHRA Y SHARKS A/K/A ZEHRA YASMEEN SHARKS A/K/A Z. Y. SHARKS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2025 in Civil Case No. 2024CA002246000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NEW RESIDENTIAL MORTGAGE, LLC is Plaintiff and Zehra Y Sharks a/k/a Zehra Yasmeen Sharks a/k/a Z. Y. Sharks, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 31, CROWNE POINTE PHASE I, A SUBDIVISION AC-
CORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 85, AT PAGE(S) 30 & 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 24-09455FL November 14, 21, 2025 25-01719K

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA-001819-A000-BA REAL REALTY SOLUTIONS INC Plaintiff(s) VS. GREENWOOD VOR INC, LIVING INTERIOR PLANT SERVICE INC Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on SEPTEMBER 18, 2025 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: Lot 156, Haines Ridge Phase 1 as recorded in Plat Book 150, Paes 7 through 11, inclusive, of the Public Records of Polk County, Florida, together with Affidavit of Surveyor recorded in Official Records Book 7792, Pages 661, of the Public Records of Polk County, Florida. Property Address: 330 Gladesdale St., Haines City, FL. 33844. to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 3RD day of DECEMBER, 2025. ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 29th day of October, 2025. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Carolyn Mack Deputy Clerk Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 November 14, 21, 2025 25-01720K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA004892000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. FRALEGE GROUP INC., et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 25, 2025, and entered in 2023CA004892000000 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 RCAF ACQUISITION TRUST is the Plaintiff and FRALEGE GROUP INC.; ANDY ALEGE; RONALD FRASER 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 December 01, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 1145, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 19 THROUH
28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 459 DANUBE DR, KISSIMMEE, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. 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 6 day of November, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-218551 -ErS November 14, 21, 2025 25-01736K

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2024-CA-001649 DIVISION: POLK CIVIL - SEC 07 UNITED WHOLESALE MORTGAGE, LLC., Plaintiff, vs. AMANDA RIVERA, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 13, 2025, and entered in Case No. 53-2024-CA-001649 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which United Wholesale Mortgage, LLC., is the Plaintiff and Amanda Rivera, The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Oscar Rivera Jr. Deceased, Oscar Rivera III, Abigail Fernos, Gina Rivera, Terralargo Community Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the December 1, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 45, TERRALARGO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 139, PAGE(S) 7 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 1890 ALTAVISTA CIR LAKELAND FL 33810 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 04 day of November, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. IN/24-005809 November 14, 21, 2025 25-01747K

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-003106 Division: Probate IN RE: ESTATE OF JANET J. SMITH Deceased. The administration of the estate of Janet J. Smith, deceased, whose date of death was May 17, 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 14, 2025. Personal Representatives: Sheryl B. Martin 1503 Meadowview NE Winter Haven, Florida 33881 Brenda B. Richard 2706 Country Club Road N. Winter Haven, Florida 33881 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 Representatives November 14, 21, 2025 25-01731K

FIRST INSERTION
CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 2024-CA-004283 Honorable Judge: Swenson, Jennifer Anne PLANET HOME LENDING, LLC Plaintiff, vs. PETER TUZZOLINO; BRITTANY TUZZOLINO; COUNTRY CHASE OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants, NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 31, 2025, in the above-styled cause, I, Stacy M. Butterfield, Clerk of the Court will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on January 27, 2026 the following described property: THE EAST 15, COUNTRY CHASE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK
130, PAGE(S) 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 232714-000942-000150 COMMONLY KNOWN AS: 7861 COUNTRY CHASE AVE, 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. 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. Respectfully submitted this November 9, 2025. /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com November 14, 21, 2025 25-01738K

SAVE TIME

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BusinessObserver

2025.074

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

FIRST INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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, 5844 US Hwy 98 N, Lakeland, FL, 33809. Rosado, Nadia Holiday Decor, Desk, clothes, mattress Sale is subject to cancellation in the event of settlement between owner and obligated party.
November 14, 21, 2025 25-01758K

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice Is Hereby Given that Wal-Mart Stores East, LP, 1 Customer DR, Bentonville, AR 72716, desiring to engage in business under the fictitious name of Walmart #0718, with its principal place of business in the State of Florida in the County of POLK, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
November 14, 2025 25-01746K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2024CA002964000000
CMG MORTGAGE, INC.,
Plaintiff, vs.
STEPHANIE CHEVRY AND
MYRIAM LACOMBE CHEVRY,
et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 23, 2025, and entered in 2024CA002964000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CMG MORTGAGE, INC. is the Plaintiff and STEPHANIE CHEVRY; MYRIAM LACOMBE CHEVRY; UNKNOWN SPOUSE OF MYRIAM LACOMBE CHEVRY; LOMA DEL SOL HOME-OWNERS' ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on December 05, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 128, LOMA DEL SOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:

233 VIA DEL SOL DR,
DAVENPORT, FL 33896
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 6 day of November, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-195735 - EuE
November 14, 21, 2025 25-01735K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25CP-3560
Division Probate
IN RE: ESTATE OF
OLETA M. DASS
Deceased.
The administration of the estate of Oleta M. Dass, 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 Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
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 14, 2025.
Personal Representative:
/s/ Ann L. Lesan
Ann L. Lesan
2745 Jenjar Avenue
Ferdale, Washington 98248
Attorney for Personal Representative:
/s/ Charlotte C. Stone
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
123 US Hwy 27 North
Sebring, Florida 33870
Telephone: (863) 402-5424
Fax: (863) 402-5425
E-Mail: charlotte@stonelawgroupfl.com
Secondary E-Mail: tami@stonelawgroupfl.com
November 14, 21, 2025 25-01756K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
532024CA0001700000000
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
IRIS PENA MENDEZ RIVERA
A/K/A IRIS MARIANA PENA-
RIVERA; JAIME ENRIQUE
MENDEZ CERRATO A/K/A
JAIME MENDEZ-PENA; STATE
OF FLORIDA; ASSOCIATION OF
POINCIANA VILLAGES, INC.;
POINCIANA VILLAGE THREE
ASSOCIATION, INC.; CLERK OF
THE COURT OF POLK COUNTY,
FLORIDA; UNKNOWN TENANT
NO. 1; UNKNOWN TENANT NO.
2; and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 20, 2025, and entered in Case No. 532024CA0001700000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and IRIS PENA MENDEZ RIVERA A/K/A IRIS MARIANA PENA-RIVERA; JAIME ENRIQUE MENDEZ CERRATO A/K/A JAIME MENDEZ-PENA; STATE OF FLORIDA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; 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 DE-

SCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on December 4, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 4, BLOCK 58, POINCIANA CYPRESS POINT - 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 45, 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 November 11, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1475-193865 / SM2
November 14, 21, 2025 25-01755K

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA004535000000
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR SECURITIZED ASSET
BACKED RECEIVABLES LLC
TRUST 2007-BR2, MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2007-BR2,
Plaintiff, vs.
MICHAEL B. WILLIAMS;
UNKNOWN SPOUSE OF
MICHAEL B. WILLIAMS;
DISCOVER BANK,
Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Consent Final Judgment of Foreclosure dated September 5, 2025, and entered in Case No. 2024CA0045350000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR2, is Plaintiff and MICHAEL B. WILLIAMS; UNKNOWN SPOUSE OF MICHAEL B. WILLIAMS; DISCOVER BANK, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 13th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:
THE NORTH 75 FEET OF
THE SOUTH 760.16 FEET

OF THE EAST 110 FEET OF
THE NW 1/4 OF THE NE 1/4
OF SECTION 27, TOWNSHIP
29 SOUTH, RANGE 25 EAST,
POLK COUNTY, FLORIDA,
LESS THE EAST 10 FEET
FOR PUBLIC ROAD.
Property Address:
2911 North 91 Mine Road,
Bartow, Florida 33830
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: 11/12/25
McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 22-400555
November 14, 21, 2025 25-01759K

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.

VIEW NOTICES
ONLINE AT
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To publish your legal
notice Email: legal@
businessobserverfl.com

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
mypinellasclerk.gov
POLK COUNTY
polkcountyclerk.net
ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR
LEGAL NOTICES



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TIME

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HOW TO
PUBLISH YOUR
LEGAL
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IN THE
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OBSERVER

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

Business
Observer

PUBLIC SALES /ACTIONS---

FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532025CA001993A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LUIS EDUARDO OJEDA HERNANDEZ; BLANCA BELEN MOLERO RODRIGUEZ; HORSE CREEK AT CROSSWINDS PHASE 1 HOMEOWNERS ASSOCIATION, INC.; ALL IN CREDIT UNION; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). TO: LUIS EDUARDO OJEDA HERNANDEZ Last Known Address 119 PASCALET PL		LAFAYETTE, LA 70507 Current Residence is Unknown TO: BLANCA BELEN MOLERO RODRIGUEZ Last Known Address 827 CHINOY RD DAVENPORT, FL 33837 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: LOT 31, BELLA VITA PHASE 1A AND 1B-1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON OCT 28, 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By: Ruthy Pacheco As Deputy Clerk Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1446-209410 / ME2 November 14, 21, 202525-01721K	

FIRST INSERTION		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. 2025CA003686A000BA THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-E, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIE ROBINSON-HOLT A/K/A LILLIE L. ROBINSON-HOLT A/K/A LILLIE R.-HOLT; DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIE ROBINSON-HOLT A/K/A LILLIE R.-HOLT; DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.		YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 24, SHEPHERD OAKS PHASE ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGES 39 THROUGH 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 12/15/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Polk County, Florida, this day of NOV 05 2025. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Ruthy Pacheco DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-308705 November 14, 21, 202525-01722K	

FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2025CA004193A000BA VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation Plaintiff, vs. ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF SARA MAE DURHAM, Deceased; et. al. Defendant(s). TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF SARA MAE DURHAM, DECEASED Last Known Address: unknown Current Address: unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 18 OF J.A. CARR'S LAKE JESSIE SUBDIVISION, OF THE E ½ OF THE SW ¼ OF SECTION 12, AND THE NE ¼ OF THE NW ¼ OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 25 EAST, AS PER PLAT OF SAID SUBDIVISION AS RECORDED AND SHOWN IN PLAT BOOK 3, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH that certain 2006 CMH Riverwood Mobile		Home ID # WHC015873GAAB Property address: 1004 E. Derby Ave., Auburndale, FL 33823 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before 12/11/25 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. WITNESS my hand and the seal of said Court this 3rd day of NOV, 2025. STACY M. BUTTERFIELD, CPA Clerk of the Court (Court Seal) BY: Sebastian Irlanda Deputy Clerk Manganelli, Leider & Savio, P.A., Plaintiff's attorney, 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 service@mls-pa.com November 14, 21, 202525-01739K	

fault 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 OCT 28, 2025.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: Ruthy Pacheco
As Deputy Clerk
Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com
1446-209410 / ME2
November 14, 21, 202525-01721K

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Brian McNulty / RIDGE YOUTH SPORTS ASSOCIATION will engage in business under the fictitious name WINTER HAVEN FC, with a physical address PO Box 137185 Clermont, FL 34713, with a mailing address PO Box 137185 Clermont, FL 34713, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. November 14, 202525-01733K	

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Waxing Sol located at 1220 Howard Terrace NW in the City of Winter Haven, Polk County, FL 33881 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of November, 2025. Amye D Meador November 14, 202525-01732K	

FIRST INSERTION	
FICTITIOUS NAME NOTICE Notice Is Hereby Given that Wal-Mart Stores East, LP, 4080 N. Combee Rd, Lakeland, FL, 33805, desiring to engage in business under the fictitious name of Walmart Distribution Center #10651, with its principal place of business in the State of Florida in the County of POLK, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. November 14, 202525-01745K	

SUBSEQUENT INSERTIONS

PUBLIC SALES ---	

SECOND 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 efile@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, 202525-01714K

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025 CC 000410 ISAAC KELBIE, INC. D/B/A SHIPP RECK HARBOR MOBILE HOME PARK, Plaintiff, vs. STEVEN GUY TERREBUSH AND US SMALL BUSINESS ADMINISTRATION, if the above Defendants are alive and if one or more of said Defendants are dead, their unknown spouses, heirs, devisees, assignees, grantees, creditors, or other parties claiming by, through, under, or against said Defendants, 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 as JOHN DOE Defendants. TO: The unknown spouses, heirs, devisees, assignees, grantees, creditors, or other parties claiming by, through,	

SUBSEQUENT INSERTIONS

PUBLIC SALES / ESTATE / SALES---

SECOND INSERTION		SECOND 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 November 7, 14, 202525-01694K		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, 202525-01710K	

SECOND 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 bdeangelo@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, 202525-01698K	

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, 202525-01705K

under, or against STEVEN GUY TERREBUSH, and all unknown parties claiming interests by, through, under, or against said Defendant, or having or claiming to have any right, title, or interest in the property herein described as JOHN DOE
YOU ARE NOTIFIED that an action for money damages and lien foreclosure upon a mobile home described as that certain 2018 Mobile Home bearing Vehicle Identification Numbers N114342A and N114342B has been filed against you, and you are required to serve a copy of your written defenses, if any, to Sheryl A. Edwards, Esquire, Plaintiff's attorney, whose address is 500 S. Washington Boulevard, Suite 400, Sarasota, FL 34236, on or before 12/15/2025 and file the original with the Clerk of this Court either before service on plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS Stacy M. Butterfield, CPA, as Clerk of the County Court, and the seal of said Court, Polk County, Florida.
Dated: November 6, 2025
Stacy M. Butterfield, CPA,
Clerk of Court
Polk County Clerk of Court
255 N. Broadway Avenue
Barlow, FL 33830-3912
(SEAL) By A. Nieves
Deputy Clerk
THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400,
Sarasota, FL 34236
November 14, 21, 202525-01750K

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 Stacy M. Butterfield, CPA, as Clerk of the County Court, and the seal of said Court, Polk County, Florida.

Dated: November 6, 2025
Stacy M. Butterfield, CPA,
Clerk of Court
Polk County Clerk of Court
255 N. Broadway Avenue
Barlow, FL 33830-3912
(SEAL) By A. Nieves
Deputy Clerk
THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400,
Sarasota, FL 34236
November 14, 21, 202525-01750K

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, 202525-01692K

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 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: FRANCES JEANEEN GOFF 67 Harbor Court Winter Haven, Florida 33884 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 (863) 978-1761 November 7, 14, 202525-01715K	

--- ESTATE ---

SECOND 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-
003460A000BA, 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 pub-
lication of this notice is November 7,
2025.
All creditors and those having claims
or demands against the decedent's es-
tate, including unmaturred, 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 publica-
tion 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 unmaturred, 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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 speci-
fied 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

SECOND 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 pend-
ing 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 representa-
tive and the personal representative's
attorney are set forth below. All credi-
tors of the decedent and other persons
having claims or demands against deced-
ent'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 NO-
TICE 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 PUBLICA-
TION 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, ap-
plies, or may apply, unless a written
demand is made by a creditor as speci-
fied 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 FOREV-
ER BARRED. NOTWITHSTANDING
THE TIME PERIODS SET FORTH
ABOVE, ANY CLAIM FILED TWO
(2) YEARS OR MORE AFTER THE
DECEDENT'S DATE OF DEATH IS
BARRED. The date of first publication
of this notice 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

SECOND 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, Flori-
da 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 de-
mands against decedent's estate on
whom a copy of this notice is required
to be served must file their claims with
this Court WITHIN THE LATER OF
THREE (3) MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION
OF THIS NOTICE OR THIRTY (30)
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.
All other creditors of the decedent

and other persons having claims or de-
mands against decedent's estate must
file their claims with this Court WITH-
IN 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 Knoté
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

SECOND 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 pend-
ing in the Circuit Court for Polk County,
Florida, Probate Division, the address
of which is 255 N Broadway Ave, Bar-
tow, FL 33830. The names and address-
es of the personal representative and
the personal representative's attorney
are set forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The personal representative has no
duty to discover whether any prop-
erty held at the time of the decedent's
death by the decedent or the deced-
ent's surviving spouse is property to
which the Florida Uniform Disposi-
tion 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 SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is 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@bllhlaw.com
Secondary E-Mail:
abaker@bllhlaw.com
November 7, 14, 2025 25-01713K

SECOND 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 PA-
TRICIA 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 represen-
tative and the personal representative's
attorney are set forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-

SECOND INSERTION

NOTICE TO CREDITORS
(formal administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY FLORIDA
PROBATE DIVISION
Case Number: 2025-CP-002634
Division: Probate
IN RE: ESTATE OF
MICHAEL HUGHES TUDOR,
Deceased
The administration of the estate of
MICHAEL HUGHES TUDOR, de-
ceased, File Number: 2025-CP-002634,
whose date of death was July 23, 2025,
is pending in the Circuit Court of 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 rep-
resentatives attorney are set forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this Court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in §§732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under §732.2211,
Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
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 October 28, 2025.
Personal Representative
Bobby Lane Hensley
260 Reems Creek Road
Weaverville, NC. 28787
/s/Robyn L. Lesser
/s/ Bobby L. Hensley
Attorney for Personal Representative
ROBYN L. LESSER
Florida Bar No. 091802
Law Office of Robyn L. Lesser, P.A.
1137 Edgewater Drive
Orlando, Florida 32804
Telephone: (407) 698-5338
Email:
robynlesser@robynlesserlaw.com
November 7, 14, 2025 25-01685K

SECOND 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 Divi-
sion, the address of which is 255 North
Broadway Avenue, Bartow, Florida
33830. The names and addresses of the
personal representative and the per-
sonal representative's attorney are set
forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes. The written demand
must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is 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

SECOND 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 rep-
resentative'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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE
OF THE FIRST PUBLICATION OF
THIS NOTICE. The personal rep-
resentative 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 writ-
ten 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. NOTWITH-
STANDING 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

HOW TO
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ESTATE / ACTIONS / SALES

SECOND 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

FOURTH 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,
Petitioner, 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 writ-

SECOND 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-

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

SECOND 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

SECOND 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

SECOND 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. BUTERFIELD, 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

SECOND 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

SECOND 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

SECOND 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. 732.216-732.228, 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@griffinelderlaw.com
Secondary E-Mail:
tish@griffinelderlaw.com
November 7, 14, 2025 25-01700K

SECOND 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. Twigg's 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-

SECOND 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

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.

--- SALES / ACTIONS ---

SECOND 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 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-L534A7847AV21 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 FCO1 WNI November 7, 14, 2025 25-01680K		

SECOND 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 INGLEDDUE; 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 INGLEDDUE, 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: LO-HGA10022756A AND LO-HGA10022756B. 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		

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.: 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 RECORDED 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		
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-		

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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		
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,		

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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		
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		

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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		

SECOND 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 FCO1 NCM November 7, 14, 2025 25-01684K		
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-		

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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		



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TIME

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