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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

Case No. 2025CP003675A000BA

Division: Probate IN RE: ESTATE OF

MARY E. CORCORAN

Deceased.

The administration of the Estate of

Mary E. Corcoran, deceased, whose

date of death was September 18, 2025,

is pending in the Circuit Court for

POLK County, Florida, Probate Divi-

sion, the address of which is 255 N.

Broadway, Bartow, FL 33830. The names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

All creditors of the decedent and 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

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

duty to discover whether any property

held at the time of the decedent's death

The personal representative has no

OF THIS NOTICE ON THEM.

NOTICE.

NOVEMBER 21 - NOVEMBER 27, 2025

# POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 001175 IN RE: ESTATE OF WILLIAM JOSEPH MAYNARD

Deceased. The administration of the estate of William Joseph Maynard, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

notice is November 21, 2025.

Personal Representative: Marlene McGann

Attorney for Personal Representative: Patrick L. Smith, Attorney Florida Bar Number: 27044 179 N US Hwy 27, Suite F Clermont, FL 34711Telephone: (352) 204-0305

patrick@attornevpatricksmith.com Secondary E-Mail:

viving 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,

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.

Florida Statutes. The written demand

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 21, 2025.

Personal Representative: Samuel D. Grebe

292 Jason Hogue Road Scottsville, KY 42164 Attorney for Personal Representative: Daniel Medina, B.C.S., Attorney Florida Bar No. 0027553 Linda M. Schultz, Esq. Florida Bar No. 1008259 MEDINA LAW GROUP, P.A. 425 S. Florida Ave., Ste. 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com; linda@medinapa.com

Secondary E-Mail: sam@medinapa.com

by the decedent or the decedent's sur-November 21, 28, 2025 25-01769K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP003246A000BA

FIRST INSERTION

Division: CP-14 IN RE: ESTATE OF PRISCILLA KIRVEN SILAGHI Deceased.

The administration of the estate of PRISCILLA KIRVEN SILAGHI, deceased, whose date of death was June, 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Circuit Court for Polk County, Probate Division, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

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

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

The date of first publication of this notice is November 21, 2025.

Personal Representative: JULIO BENAVIDES 10501 SW 124TH Street

Miami, FL 33186 Attorney for Personal Representative: THOMAS C. WALSER, ESQ. Florida Bar No. 381578 Walser Law Firm 4800 N. Federal Highway, Suite 108D Boca Raton, FL 33431

Primary Email: twalser@walserlaw.com November 21, 28, 2025 25-01771K

## FIRST INSERTION

#### PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Peace Crossing Community Development District ("**District**") will hold a regular meeting on December 4, 2025 at 11:30 a.m., at the City of Davenport, Tom Fellows Community Center, 207 North Blvd West, Davenport, Florida 33837 for the purpose of considering any business which may properly come

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010. during normal business hours or by visiting the District's website, https:// peacecrossingcdd.net/.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager November 21, 2025 FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1563 IN RE: ESTATE OF DORIS GERTUDE FISHER Deceased

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

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

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

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 speci-fied under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: November 21, 2025

Personal Representative:

Michael A. Fisher 2003 Spirit Lake Road Winter Haven, Florida 33880 Attorney for Personal Representative: Andrew J. Oram E-mail Addresses: andrew@oram.law, office@oram.law

Florida Bar No. 1015374 Oram Law, PLLC 308 Ave G SW Suite 209 Winter Haven, Florida 33880 Telephone: (863) 259-4743

November 21, 28, 2025 25-01772K

# FIRST INSERTION

## NOTICE OF PUBLIC SALE

The following personal property of Kelly Leroy Kaschub will on the 8th day of December 2025 at 11:00 a.m., on property at 1 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: 1963 NEWM Mobile Home VIN No.: 313028 Title No.: 1708198

And All Other Personal Property There-PREPARED BY:

Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 November 21, 28, 2025 25-01773K

## FIRST INSERTION

#### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Haley Huggins will engage in business under the fictitious name THE NEXT CHAPTER LITERACY TUTORING, with a physical address 1233 EAGLE BRANCH LANE DAVENPORT, FL 33896, with a mailing address 1233 EAGLE BRANCH LANE DAVEN-PORT, FL 33896, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

25-01774K November 21, 2025

# 25-01778K HOW TO PUBLISH YOUR

CALL 941-906-9386

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

NOTWITHSTANDING THE TIME

The date of first publication of this

204 Royal Palm Way Haines City, Florida 33844

Fax: (352) 989-4265 E-Mail:

becky@attorneypatricksmith.comNovember 21, 28, 2025 25-01770K

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 532025CP003297A000BA

IN RE: ESTATE OF LUIS ANTONIO PEDROSA TORRES Deceased.

The administration of the estate of Luis Antonio Pedrosa Torres, deceased, whose date of death was August 29, 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 repre-

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 2025-CA-001945

CRUZ BAY PROPERTIES INC.

REAL REALTY SOLUTIONS INC.,

GREENWOOD VOR INC., LIVING

INTERIOR PLANT SERVICE INC.

NOTICE IS HEREBY GIVEN pursuant

to a Consent In Rem Final Judgment of

Foreclosure dated November 3rd 2025

and entered in Case number 2025-CA-

1945 of the County Court of the Tenth

Judicial Circuit in and for Polk County,

Plaintiff, vs.

Defendant(s)

viving 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this

Personal Representative: Cynthia Ortiz

938 Vineridge Run Apt. 105 Altamonte Springs, Florida 32714 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:

Attorney for Personal Representative

November 21, 28, 2025

FIRST INSERTION

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

notice is November 21, 2025.

info@sanchezlaw.com

FIRST INSERTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2022CA001326000000 AMERIHOME MORTGAGE

NOTICE OF SALE

COMPANY, LLC; Plaintiff, v. GEORGE BRINKLEY A/K/A GEORGE E. BRINKLEY, LAURI SELLERS A/K/A LAURI S. SELLERS, UNKNOWN TENANT **#1 IN POSSESSION OF THE** PROPERTY, UNKNOWN TENANT **#2 IN POSSESSION OF THE** 

PROPERTY, ET.AL; **Defendants** NOTICE IS HEREBY GIVEN that, in accordance with the Order granting plaintiff's motion to reschedule foreclosure sale dated October 13, 2025, the Clerk of the Circuit Court for Polk County will sell to the highest and best bidder for cash beginning on December 12, 2025 at 10:00 AM via http://www.

polk.realforeclose.com, the following described property: Lot 14, Block 2, LAKE BONNY HEIGHTS, according to the plat thereof, as recorded in Plat Book 35, Page 24, Public Records of Polk County, Florida. Property Address: 2175 MONTICELLO AVE,

LAKELAND, FL 33801 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE TEH 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 PROVID-ED HEREIN. If you are a person with a disability

THE PROPERTY OWNER AS OF

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.

Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (401) 262-2110 Service FL@mlg-default law.comServiceFL2@mlg-defaultlaw.com CASE NO.: 2022CA001326000000 November 21, 28, 2025

## FIRST INSERTION

TENTH JUDICIAL CIRCUIT IN AND

CASE NO.: 2025-CA-001896 SOUTHWEST STAGE FUNDING. LLC D/B/A CASCADE FINANCIAL SERVICES,

Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on December 19, 2025, at 10:00 a.m. ET, via the online auction site at www.polk. realforeclose.com in accordance with Chapter 45, E.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

ETTES SUBDIVISION PHASE THREE REPLAT UNIT ONE, a subdivision according to the plat thereof recorded in Plat Book 74, Pages 1 and 2, of the Public Records of Polk County, Florida. Together with that certain Doublewide Mobile Home with VIN SA4080005ALA and

Blvd., Lake Wales, FL 33898 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

**NOTICE OF FORECLOSURE SALE** 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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 13th day of November, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 November 21, 28, 2025

IN THE CIRCUIT COURT OF THE FOR POLK COUNTY, FLORIDA

Plaintiff, v. ANNE M. SHANKS, et al.,

Lot 24, MONEYTREE RANCH-SA4080005ALB. Property Address: 3564 Reagan

Any person claiming an interest in the surplus from the sale, if any, other

If you are a person with a disability impaired, call 711.

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

#### wherein Cruz Bay Properties Inc., is the Plaintiff and Real Realty Solutions Inc. et al. is the Defendant, Stacy M. Butterfield as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.polk.realforeclose.com, on lowing described property as set forth in said Consent in Rem Final Judgment Lot 156, Haines Ridge Phase 1 as recorded in Plat Book 150, Pages

December 5, 2025 at 10:00 AM, the folof Foreclosure, to wit: 7 through 11, inclusive, of the Public Records of Polk County,

Florida together with Affidavit

of Surveyor recorded in Official

Records Book 7792, Pages 661,

of the Public Records of Polk

County, Florida.

More commonly known as: 330 Gladesdale St., Haines City, FL. 33844 ("Prop-

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, 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 November 18, 2025 Respectfully submitted /s/ Joseph Martinez Joseph Martinez, Esq. Martinez Law Attorney for Plaintiff Florida Bar Number: 483990  $12601\ \mathrm{Gulf}\ \mathrm{Blvd},$  Ste6Treasure Island, FL 33706 Telephone: (727) 363-1529 Fax: (813) 288-1520 E-Mail: jmartinez@mlaw.us Secondary E-Mail: jessica@mlaw.us November 21, 28, 2025 25-01783K

FIRST INSERTION

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

POLK COUNTY

#### 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. 2025CA003610A000BA MORTGAGE ASSETS MANAGEMENT, LLC.

Plaintiff, vs. GRACE P. FUTCH, et. al.

Defendant(s), TO: GRACE P. FUTCH, UNKNOWN SPOUSE OF GRACE P. FUTCH,

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

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

LOT 27, TIMBERLAKE SUBDI-VISION PHASE I, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIR-CUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 71, PAGE 23 AND AN UNDIVIDED INTER-EST IN PRIVATE STREET, LESS THE SOUTHERLY 5.40 FEET THEREOF. TOGETHER WITH ACCESS EASEMENT TO ARTESIAN WELL OVER THE SOUTHERLY 5.40 FEET OF LOT 27, TIMBERLAKE SUBDIVISION PHASE I, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGE 23, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS DE-SCRIBED IN INSTRUMENT

MANATEE COUNTY

SARASOTA COUNTY

CHARLOTTE COUNTY

LEE COUNTY

COLLIER COUNTY

HILLSBOROUGH

COUNTY

**PASCO COUNTY** 

PINELLAS COUNTY

POLK COUNTY

RECORDED IN OR BOOK 2463, PAGE 2057, PUBLIC RE-CORDS OF POLK COUNTY,

FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 12/22/2025 /(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

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 14 2025.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT BY: R.P. DEPUTY CLERK

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

November 21, 28, 2025 25-01784K

## FIRST INSERTION

FICTITIOUS NAME NOTICE Notice Is Hereby Given that CBBC OPCP, LLC, 404 N Ingraham Ave, Lakeland, FL 33801, desiring to engage in business under the fictitious name of Quirch Foods, 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 21, 2025 25-01787K



# **Email your Legal Notice**

legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication

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



#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP003614A **Division Probate** IN RE: ESTATE OF MARLENE C. GRAY Deceased.

The administration of the estate of Marlene C. Gray, deceased, whose date of death was September 3, 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 attor-

ney are set forth below.

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

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

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 21, 2025.

#### Personal Representative: Laura L. Gray

Attorney for Personal Representative: Lori A. Wellbaum, Attorney Florida Bar Number: 071110 WELLBAUM LAW PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 E-Mail: lori@wellbaumlaw.com Secondary E-Mail: anne@wellbaumlaw.com

November 21, 28, 2025 25-01786K

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.

53-2025-CP-003755-A000-BA IN RE: ESTATE OF

JASON W. HISS Deceased.

The administration of the estate of Jason W. Hiss, deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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 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 21, 2025.

#### Personal Representative: Jacke Schardon

11146 Moss Branch Road Bon Aqua, Tennessee 37025 Attorney for Personal Representatives Mark W. Mangen, Esq. Florida Bar Number: 1010768 Straughn & Turner, P.A. PO Box 2295 Winter Haven, FL 33883-2295

Telephone: (863) 293-1184 Fax: (863) 299-3051 E-Mail: MMangen@straughnturner.com

FIRST INSERTION

Secondary E-Mail: A Hall@straughnturner.comNovember 21, 28, 2025 25-01788K

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

DIVISION CASE NO. 532025CA002100A000BA

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

VICTOR GABRIEL ALVARADO AND ANGELA MARIA ALVARADO A/K/A ANGELA ALVARADO, et al. Defendant(s).NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated October 24, 2025, and entered in 532025CA002100A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVIC-ING, LLC is the Plaintiff and VIC-TOR GABRIEL ALVARADO; AN-GELA MARIA ALVARADO A/K/A ANGELA ALVARADO; SUNNOVA TE MANAGEMENT, LLC; HORSE CREEK HOMEOWNERS ASSOCIA-TION, INC.; HORSE CREEK AT CROSSWINDS PHASE 1 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 09, 2025, the following described property as set forth in said Final Judgment, to

LOT 167, OF BELLA VITA PHASE 1A AND 1B-1, AC-CORDING TO THE PLAT THEREOF, AS RECORDED

IN PLAT BOOK 183, PAGE 8. THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 558 JETT LN, DAVENPORT, FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Stat-utes, Section 45.031.

IMPORTANT

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

Dated this 17 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 25-293160 - ErS

November 21, 28, 2025 25-01781K

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 003576 IN RE: ESTATE OF JEFF ERNEST GLASS Deceased.

The administration of the estate of Jeff Ernest Glass, deceased, whose date of death was August 1, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 21, 2025

Personal Representative: Herbert Race 778 Onyx Parkway DeLand, FL 32724 Attorney for Personal Representative: Kirk T Bauer, Esquire Florida Bar Number: 471305 Bauer & Associates

Attorneys at Law, P.A. P.O. Box 459 DeLand, FL 32721 Telephone: (386) 734-3313 Fax: (386) 738-0424 E-Mail: kbauer@delandattornevs.com Secondary E-Mail:

service@delandattorneys.com November 21, 28, 2025 25-01780K

## FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 2024CA001433000000 LAKEVIEW LOAN

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 18 day of December, 2025, the following described property as set forth in said Final Judgment, to

LOT 2, DEERFIELD EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 83, PAGE(S) 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 5870 BAMBI DR,

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

If you are a person with a disability impaired, call 711.

Dated this 14 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

MAY CLAIM THE SURPLUS.

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

24-01032 November 21, 28, 2025 25-01782K

## tenances, and fixture located

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

CASE NO.: 2025CA002792A000BA U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-FLAT SERIES VI TRUST, Plaintiff, v. UNKNOWN HEIRS, SPOUSES,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DORIS INEZ WILLIAMS, et al.,

Defendants. TO: UNKNOWN HEIRS, SPOUS-BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DORIS INEZ WILLIAMS

Last Known Address: 2515 Hebb Rd., Auburndalc, FL 33823 YOU ARE HEREBY NOTIFIED

that an action to foreclosure a mortgage on the following property located in Polk County, Florida: BEGINNING AT THE NW

CORNER OF THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA; RUN THENCE SOUTH, ALONG THE LINE OF SAID LAND, A DISTANCE OF 240.00 FEET; THENCE DUE EAST 75.0 FEET; THENCE DUE NORTH 240 FEET; THENCE DUE WEST 25 FEET TO THE POINT OF BEGIN-NING, LESS THE NORTH 25 FEET FOR ROAD RIGHT-OF-

including the buildings, appur-

thereon. Property Address: 2515 Hebb Rd., Auburndale, FL 33823 (the

"Property"). filed against you and you are required

to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before 12/29/2025 (no later than 30 days from the date of the first publication of this Notice of Action) 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 seal of this Court at Polk, Florida on this day of NOV 17 2025. Stacy M. Butterfield

POLK CLERK OF COURT POLK COUNTY CLERK OF COURT (SEAL) By: Ruthy Pacheco Deputy Clerk

Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 November 21, 28, 2025

NOTICE OF FORECLOSURE SALE

SERVICING, LLC, Plaintiff, vs. JONATHAN C. SEXTON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUILD MORTGAGE COMPANY; UNKNOWN SPOUSE OF JONATHAN C. SEXTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT

PROPERTY, Defendants

LAKELAND, FL 33809

HOWARD LAW, IF YOU ARE A PERSON CLAIM-25-01785K

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

#### FIRST INSERTION

GONZALEZ A/K/A

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

DIVISION CASE NO. 532025CA001576A000BA

CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff, vs. ROBERT GONZALEZ A/K/A ROBERT E GONZALEZ SR A/K/A ROBERT EMILIO GONZALEZ A/K/A ROBERT T GONZALEZ A/K/A ROBERT F GONZALEZ A/K/A ROBERT EGONZALEZ A/K/A BOB E GONZALEZ A/K/A ROB E GONZALEZ A/K/A BOB T GONZALEZ A/K/A ROB T GONZALEZ A/K/A ROBERT E GONZALES SR A/K/A MORALEZ GONZALEZ A/K/A

ROBERTOEMILIO GONZALEZ;

Defendants.

TO: ALL UNKNOWN HEIRS, CRED-ITORS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THORUGH, UNDER OR AGAINST ROBERT GONZALEZ A/K/A ROB-ERT E GONZALEZ SR A/K/A ROB-ERT EMILIO GONZALEZ A/K/A ROBERT T GONZALEZ A/K/A ROB-ERT F GONZALEZ A/K/A ROBERT E GONZALEZ A/K/A BOB E GON-ZALEZ A/K/A ROB E GONZALEZ A/K/A BOB T GONZALEZ A/K/A ROB T GONZALEZ A/K/A ROBERT

GONZALEZ A/K/A EMILIO GONZALEZ Last Known Address: UNKNOWN You are notified of an action to foreclose a mortgage on the following property in POLK County:

E GONZALES SR A/K/A MORALEZ

ROBERTO-

THE FOLLOWING DE-SCRIBED LAND, SITUATE, LYING AND BEING IN POLK, FLORIDA, TO-WIT: LOTS 45 AND 46, SHADY OAK GLEN, AN UNRE-CORDED SUBDIVISION, DE-SCRIBED AS FOLLOWS: BEGIN AT THE SW COR-NER OF TRACT #7 OF WEBSTER & OMOHUNDRO SUBDIVISION IN SECTION 31, TOWNSHIP 27 SOUTH, RANGE 23 EAST, ACCORD-ING TO THE PLAT THERE-OF RECORDED IN PLAT BOOK 3, PAGE 81,PUBLIC RECORDS OF POLK COUN-TY, FLORIDA; RUN EAST 480 FEET; THENCE NORTH 1184.66 FEET TO POINT OF BEGINNING; RUN THENCE EAST 180 FEET; THENCE RUN NORTH 400 FEET; THENCE RUN WEST 180 FEET; THENCE RUN SOUTH 400 FEET TO POINT OF BE-GINNING; LESS THE SOUTH  $\,$ 200 FEET THEREOF.

TOGETHER WITH A 1987 OAKS MOBILE HOME, VIN 32620432AW & 32620432BW: TITLE NUMBER 45026701 7 45011789

Property Address: 4205 GLENOAK DR N, LAKELAND, FL 33810

The action was instituted in the Circuit Court, First Judicial Circuit in and for POLK County, Florida; Case No. 532025CA001576A000BA: and is styled CARRINGTON MORT-GAGE SERVICES, LLC v. ROB-ERT GONZALEZ A/K/A ROBERT E GONZALEZ SR A/K/A ROBERT EMILIO GONZALEZ A/K/A ROB-ERT T GONZALEZ A/K/A ROBERT F GONZALEZ A/K/A ROBERT E GONZALEZ A/K/A BOB E GON-ZALEZ A/K/A ROB E GONZALEZ A/K/A BOB T GONZALEZ A/K/A ROB T GONZALEZ A/K/A ROBERT E GONZALES SR A/K/A MORALEZ

NOTICE OF SALE

UNDER F.S. CHAPTER 45

FOR POLK COUNTY, FLORIDA

CASE NO. 2023CC005901

ASSOCIATION, INC., a Florida

ORTIZ CARRION; UNKNOWN

SPOUSE OF TAMARA ORTIZ

CARRION & ANY UNKNOWN

Notice is given that under a Final

Summary Judgment dated Novem-

PERSON(S) IN POSSESSION,

Not-For-Profit Corporation,

RICHARD PAGAN RUIZ:

UNKNOWN SPOUSE OF

Plaintiff, v.

Defendants.

EMILIO GONZALEZ; SPOUSE ROBERT UNKNOWN GONZALEZ A/K/A ROBERT E GONZALEZ SR A/K/A ROBERT EMILIO GONZA-LEZ A/K/A ROBERT T GONZA-LEZ A/K/A ROBERT F GONZALEZ A/K/A ROBERT E GONZALEZ A/K/A BOB E GONZALEZ A/K/A ROB E GONZALEZ A/K/A BOB T GONZALEZ A/K/A ROB T GONZA-LEZ A/K/A ROBERT E GONZALES SR A/K/A MORALEZ GONZALEZ A/K/A ROBERTOEMILIO GONZA-LEZ; PABLO GONZALEZ A/K/A PABLO ENRIQUEZ GONZALEZ A/K/A PABLO HENRY GONZALEZ A/K/A PAUL E GONZALEZ: UN-KNOWN SPOUSE OF PABLO GON-ZALEZ A/K/A PABLO ENRIQUEZ GONZALEZ A/K/A PABLO HENRY GONZALEZ A/K/A PAUL E GONZA-LEZ; ROBERT EMILIO GONZALEZ, JR. A/K/A ROBERT EMILIO GON-ZALEZ JR A/K/A ROBERT EMILIO FERNANDEZ III A/K/A ROBERT E FERNANDEZ JR A/K/A ROBERT E GONZALEZ A/K/A ROBERTO E GONZALEZ JR A/K/A ROBERT EMILIO GONZALES JR ROBERT J GONZALES A/K/A ELILIO GONZA-LEZ JR; UNKNOWN SPOUSE OF ROBERT EMILIO GONZALEZ, JR. A/K/A ROBERT EMILIO GONZA-LEZ IR A/K/A ROBERT EMILIO FERNANDEZ III A/K/A ROBERT E FERNANDEZ JR A/K/A ROB-ERT E GONZALEZ A/K/A RO-BERTO E GONZALEZ JR A/K/A ROBERT EMILIO GONZALES JR ROBERT J GONZALES A/K/A EL-ILIO GONZALEZ JR; UNITED STATES OF AMERICA, DEPART-MENT OF TREASURY - INTERNAL REVENUE SERVICE; STATE OF FLORIDA DEPARTMENT OF REVENUE; ALL KNOWN HEIRS, CREDITORS, DEVISES, BENEFI-CIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THORUGH, UNDER OR AGAINST ROBERT GONZALEZ A/K/A ROBERT E GONZALEZ SR A/K/A ROBERT EMILIO GONZA-LEZ A/K/A ROBERT T GONZALEZ A/K/A ROBERT F GONZALEZ A/K/A ROBERT E GONZALEZ A/K/A BOB E GONZALEZ A/K/A ROB E GONZALEZ A/K/A BOB T GONZALEZ A/K/A ROB T GONZALEZ A/K/A ROBERT E GONZALES SR A/K/A MORALEZ GONZALEZ A/K/A RO-BERTOEMILIO. You are required to serve a copy of your written defenses, if any, to the action on Michelle De-Leon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before 12/29/2025, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou are entitled, at no cost to vou, 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 will be entered against you for

the relief demanded in the complaint

DATED: NOV 18 2024 Stacv M. Butterfield As Clerk of the Court

(SEAL) By: Ruthy Pacheco As Deputy Clerk Michelle DeLeon, Esq., Plaintiff's attorney,

300 S. Orange Ave., Ste. 1000, Orlando, FL 32801 4909-4089-0744, v. 2 25-01794K November 21, 28, 2025

#### FIRST INSERTION

POLK COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002670A000BA

Division: IN RE: ESTATE OF THOMAS ALBERT SHANKS, JR. Deceased.

The administration of the estate of Thomas Albert Shanks, Jr., deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PE-RIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by 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 date of the first publication of this notice is November 21, 2025.

Personal Representative: Thomas Albert Shanks, III 2046 Lakesprings Way Dunwoody, GA 30338

Attorney for Personal Representative: Bruce A. McDonald Florida Bar No. 263311 McDonald Fleming Attorneys for Personal Representative Suite B, PMB # 137 707 E. Cervantes St Pensacola, FL 32501-3286 (850) 346-7926 bamcdonald@pensacolalaw.com kweston@pensacolalaw.com

November 21, 28, 2025 25-01792K

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA  $CASE\,NO.:\,2024CA003638000000$ MIDFIRST BANK,

Plaintiff, VS. FRANK T. DUNN JR A/K/A FRANK THOMAS DUNN, JR A/K/A FRANK **DUNN T. JR; AUTUMNWOOD** GROVE COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR

OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 12, 2025 in Civil Case No. 2024CA003638000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and FRANK T. DUNN JR A/K/A FRANK THOMAS DUNN, JR A/K/A FRANK DUNN T. JR: AU-TUMNWOOD GROVE COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on January 12, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 269, IN AUTUMNWOOD GROVE, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 141, PAGE 28, 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.

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

Dated this 19th day of November,

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail:  $Service {\bf Mail@aldridgepite.com}$ 1485-471B November 21, 28, 2025 25-01795K

NOTICE OF PUBLIC SALE Notice is hereby given that 01/09/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1992 GLEN mobile home bearing vehicle identification numbers FLFLM79A09775GB and FLFLM-

known Beneficiaries, Heirs, Successors, Assigns, and Devisees of Deborah Kay Butler, Erik Shanan Butler, as the Personal Representative of the Estate of Deborah Kay Butler and Unapproved Occupant and Unknown Party or Parties in Possession. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-

667-0275. 25-01793K November 21, 28, 2025

## FIRST INSERTION

## 79B09775GB and all personal items located inside the mobile home. Last Tenant: Deborah Kay Butler, All Un-

FIRST INSERTION ber 12, 2025, and in Case No. 2023CC005901 of the Circuit Court IN THE COUNTY COURT IN AND of the Tenth Judicial Circuit in and for Polk County, Florida, in which FOUNTAIN PARK HOME-FOUNTAIN PARK HOMEOWNERS OWNERS ASSOCIATION, INC., the Plaintiff and RICHARD PAGAN RUIZ & TAMARA ORTIZ CARRION the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bid-RICHARD PAGAN RUIZ; TAMARA der for cash at polk.realforeclose. com, at 10:00am on December 11, 2025, the following described property set forth in the Final Summary Judgment:
Lot 95, Fountain Park - Phase

2, according to the plat thereof, as recorded in Plat Book 167, Page(s) 13 through 17 of the Public Records of Polk County,

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 re-

ceiving 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 this 19th day of November 2025. By: /s/ Karen J. Wonsetler Karen J. Wonsetler, Esq. Florida Bar No. 140929 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff November 21, 28, 2025 25-01796K



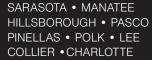
## Who benefits from legal notices?

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

## **Email your Legal Notice**

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





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

POLK COUNTY

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA DIVISION: CIVIL

CASE NO. 11-2025-CC-001860-0001-01 THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida

non-profit corporation, Plaintiff, vs.
ERIC F. TEMTE AND DIANA J. TEMTE.

Defendants.
COMES NOW, Plaintiff, THE CHAR-TER CLUB OF MARCO BEACH CON-DOMINIUM ASSOCIATION, INC., by and through its undersigned counsel, hereby gives Notice of Foreclosure Sale by the Clerk of Circuit and County Courts of Collier County, Florida, will on DECEMBER 18, 2025, at 11:00 a.m., in the Lobby on the Third Floor of the Courthouse Annex, at the Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida:

Unit Week No. 17 in Condominium Parcel 103 of THE CHARTER CLUB OF MARCO BEACH, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 982, at Pages 1900 through 1979 in the Public Records of Collier County. Florida, and all Amendments thereto, if any.

pursuant to the Final Judgment of Fore-closure entered in a case pending in said Court in the above-styled cause.

Any person claiming an interest in the surplus from the sale, if any, other than 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.

MICHAEL J. BELLE, P.A. By:/s/ Michael J. Belle Michael J. Belle, Esquire (Bar Number: 840882) 2364 Fruitville Road Sarasota, FL 34237 Toll Free Tel No. (888) 715-9212 Facsmile (941) 955-0317 Email: service@michaelbelle.com49874

November 21, 28, 2025 25-01776K

#### FIRST INSERTION

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

CASE NO.: 2024-CA-001400 PRIMARY RESIDENTIAL MORTGAGE INC., Plaintiff, v.

LUIS JAVIER QUILES BARRIOS, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on January 6, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 2, Block C, LAKE CRYSTAL HEIGHTS, according to the map or plat thereof as recorded in Plat Book 7, Page 27, Public Records of Polk County, Florida. Property Address: 1609 Good-

year Ave, Lakeland, FL 33801 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 on this 19th day of November, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #21188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 November 21, 28, 2025 25-01789K

## FIRST INSERTION

AMENDED 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. 2025CA003023A000BA TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,

Plaintiff, vs. TERESA SCHIFFER, et. al.

Defendant(s), TO: TERESA SCHIFFER, UN-KNOWN SPOUSE OF TERESA SCHIFFER,

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

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

LOT 41 AND THE EAST 12.5 FEET OF LOT 42, BLOCK 4, HOWENOCA HILLS, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 12/25/2025 /(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 18 day of NOV., 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-216330

November 21, 28, 2025 25-01790K

## FIRST INSERTION

**Notice Under Fictitious** Name Lav According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The dram house Liquor and Lounge by MDP located at 3234 Florida Ave S Unit B in the City of Lakeland, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of

State, Tallahassee, Florida. Dated this 19th day of November,

Mahadev13 LLC

November 21, 2025 25-01791K

#### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA003943000000

HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-ASAP5, ASSET BACKED PASS-THROUGH CERTIFICATES,

Plaintiff, vs. SANDRA LOCKE; UNKNOWN SPOUSE OF SANDRA LOCKE. Defendant(s).

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the order of Summary Final Judgment of Foreclosure dated November 6, 2025, and entered in Case No. 2024CA003943000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-ASAP5, Asset Backed Pass-Through Certificates, is Plaintiff and Sandra Locke; Unknown Spouse of Sandra Locke, 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 23rd day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 14 AND 15, BLOCK 5, THE AMENDED PLAT OF

POLK CITY, ACCORDING TO THE MAP OR PLAT THERE-OF RECORDED IN PLAT BOOK 24, PAGES 1 AND 1A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 606 Smith Road, Polk City, Florida 33868 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as 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: 11/13/2025 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 24-400279 November 21, 28, 2025 25-01763K

#### FIRST INSERTION

NOTICE OF FORECL OSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION

DIVISION CASE NO. 2024CA000345000000 ALLIED FIRST BANK, SB DBA SERVBANK. Plaintiff. vs.

CLAYTON SWILLEY, et al.,

**Defendant.**NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 08, 2025 in Civil Case No. 2024CA000345000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein ALLIED FIRST BANK, SB DBA SERVBANK is Plaintiff and Clayton Swilley, 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 9th day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Begin 540 feet South of NE corner of NW 1/4 of NE 1/4 of SW 1/4 of Section 11, Township 31 South, Range 23 East, Polk County, Florida, run South 120 feet, thence West 200 feet,

thence North 220 feet, thence East 50 feet, thence South 100 feet, thence East 150 feet to the Point of beginning, LESS AND EXCEPT all road right of way. Parcel Number:

23-31-11-000000-041370 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420

Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08803FL

November 21, 28, 2025 25-01764K

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2024CA000693000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B. Plaintiff, v.

CHRISTOPHER FRANKLIN, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents dated November 12, 2024, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated October 31, 2025, issued in and for Polk County, Florida, in Case No. 2024CA000693000000, wherein WILMINGTON SAVINGS FUND SOCIETY ESB AS OWNER TRUST-EE OF THE RESIDENTIAL CRED-IT OPPORTUNITIES TRUST VIII-B is the Plaintiff, and CHRISTOPHER FRANKLIN, CITY OF LAKELAND, A FLORIDA MUNICIPAL CORPO-RATION. ROBERT W. BARFIELD. D/B/A PEST STOP PEST MANAGE-MENT, INC. and UNKNOWN TEN-ANT #1 N/K/A BETTINA DIXON are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 05, 2025, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents, to

THE SOUTH 1/2 OF LOT 5, BLOCK B, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 109, PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. Property Address: 621 W 4th St, Lakeland, FL 33805 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE

THE CLERK REPORTS THE SUR-PLUS AS UNCLAIMED. IMPORTANT If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated: This 14th day of November,

Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com November 21, 28, 2025 25-01775K

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

NOTICE OF ACTION

CASE NO. 2025CA003821A000BA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF FINANCE OF AMERICA RMF MASTER TRUST.

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT L. GARDE, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROB-ERT L. GARDE, 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

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

property described in the mortgage be-

LOT 3 OF LAKEHURST SUB-DIVISION. ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 12 AT PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA: LESS AND EXCEPT THE WEST 5.0 FEET THERE-OF; BEING ALSO DESCRIBED AS A PORTION OF LOT 19

#### FIRST INSERTION

THE RE-SUBDIVISION OF LAKEHURST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 29; PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. SUBJECT TO ALL EASE-MENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY, BUT THIS PROVI-SION SHALL NOT OPERATE TO RE-IMPOSE THE SAME.

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 12/18/25 / (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 day of NOV 10 2025.

Stacv M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: R.P. DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-313877

November 21, 28, 2025 25-01767K

## FIRST INSERTION

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

CASE NO.: 532025CA002845A000BA CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2023-1 Plaintiff(s), vs. YULI MILENA LAVERDE SANCHEZ; THE UNKNOWN SPOUSE OF YULI MILENA LAVERDE SANCHEZ: THE UNKNOWN TENANT IN

Defendant(s). TO: YULI MILENA LAVERDE SAN-

POSSESSION

LAST KNOWN ADDRESS: 415 RE-NEE DRIVE, HAINES CITY, FL 33844 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED

that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:

LOT 17, CASA DE RALT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 78, PAGE 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. .

Drive, Haines City, FL 33844 You are required to file a written re-

sponse with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

Default date: 12/1/25 DATED this the 21st day of October,

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Sebastian Irlanda Deputy Clerk

Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawg TDP File No. 25-008202-1 November 21, 28, 2025

## FIRST INSERTION

NOTICE OF SALE **PURSUANT TO CHAPTER 45,** FLORIDA STATUTES

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

CASE NO.: 2025CA001932 THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION,

Plaintiff vs TREVOR MORRIS, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 10/24/2025, in Case No.: 2025CA001932 of the County Court in and for Polk County, Florida, wherein THE RIDGE AT SWAN LAKE HOME-OWNERS ASSOCIATION, INC., is the Plaintiff and TREVOR MORRIS, 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 1/22/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 189, THE RIDGE AT SWAN LAKE, according to the plat

thereof, recorded in Plat Book 146, Page(s) 38 through 40, inclusive, 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

DATED: November 17, 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 25-01777K

impaired, call 711.

November 21, 28, 2025

#### --- ACTIONS ---

#### FIRST INSERTION

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

FOR POLK COUNTY, FLORIDA Case No.: 2025CA004222A000BA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,

Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF WILLIAM J. CRANE A/K/A WILLIAM JAMES CRANE, DECEASED: DEIRDRE LYNN SMITH A/K/A DEIRDRE LYNN POWER, AS POTENTIAL HEIR OF WILLIAM J. CRANE A/K/A WILLIAM JAMES CRANE: AMERICAN EXPRESS NATIONAL BANK: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s): THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS AND TRUSTEES OF WILLIAM J. CRANE A/K/A WIL-LIAM JAMES CRANE, DECEASED 6730 ROCKY POINT RD, LAKE WALES, FL 33898

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

LOT 1-UNIT NO. 4 OF THE UNRECORDED PLAT OF PLEASANT ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, RUN SOUTH OO DEGREE 36 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 33.0 FEET. RUN THENCE SOUTH 89 DE-GREES 21 MINUTES EAST, PARALLEL TO THE NORTH

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

 $CASE\,NO.:\,2025CA003346A000BA$ 

SEECHARRAN PERSAUD, et al.,

MALAWATTIE MANGAL-PERSAUD

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

LOT 109, BERKLEY RIDGE

PHASE 2, ACCORDING TO THE PLAT AS RECORDED

IN PLAT BOOK 169, PAGES

35 THROUGH 37, OF THE PUBLIC RECORDS OF POLK

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it, on De Cubas

& Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT

LAUDERDALE, FL 33310 on or be-

fore December 16, 2025, a date at least

thirty (30) days after the first publica-

tion of this Notice in the (Please publish

in THE BUSINESS OBSERVER) and

file the original with the Clerk of this

Court either before service on Plain-

tiff's attorney or immediately thereaf-

ter: otherwise a default will be entered

against you for the relief demanded in

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

this Court this 7th day of November,

WITNESS my hand and the seal of

STACY M. BUTTERFIELD, CPA

As Clerk of the Court

(SEAL) By A. Nieves

As Deputy Clerk

the complaint.

impaired, call 711.

De Cubas & Lewis, P.A.,

FORT LAUDERDALE, FL 33310

November 21, 28, 2025 25-01768K

Attorney for Plaintiff,

PO BOX 5026.

TO: SEECHARRAN PERSAUD

5557 ORO VALLEY RD, AUBURNDALE, FL 33823

AUBURNDALE, FL 33823

lowing described property:

COUNTY, FLORIDA.

5557 ORO VALLEY RD,

LAKEVIEW LOAN

SERVICING, LLC,

Defendants.

LINE OF SAID SECTION 33.0 FEET TO THE POINT BEGINNING, CONTIN-UE SOUTH 89 DEGREES 21 MINUTES EAST 100.0 FEET. THENCE RUN SOUTH 00 DEGREES 36 MINUTES 30 SECONDS WEST, 120.0 FEET, RUN THENCE NORTH 89 DE-GREES 21 MINUTES WEST, 100.0 FEET, RUN THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS EAST, 120.0 FEET, TO THE POINT OF BEGINNING.

a/k/a 6730 Rocky Point Rd, Lake Wales, FL 33898

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kro-nenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 12/22/25, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 12th day of NOV., 2025. Stacy M. Butterfield As Clerk of the Court (SEAL) By Sebastian Irlanda As Deputy Clerk

Kelley Kronenberg, Attorney for Plaintiff. 10360 West State Road 84, Fort Lauderdale, FL 33324

November 21, 28, 2025 25-01766K

# **SUBSEQUENT INSERTIONS**

## --- ESTATE ---

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 25CP-3739 IN RE: ESTATE OF

Ida Theresa Mahn deceased.

The administration of the estate of Ida Theresa Mahn, deceased, Case Number: 25CP-3739, 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

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

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

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

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

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

/s/ Roberta Anne Mahn-Lodge Personal Representative Address: 4947 S. Lake Drive,

Mulberry, FL 33860 /s/ MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative November 14, 21, 2025 25-01752K

## SUBSEQUENT INSERTIONS

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

#### SECOND INSERTION

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

File No. 53-2025-CP-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 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

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

NOTICE IS HEREBY GIVEN Pursu-

ant 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 Ri-

vera, The Unknown Heirs, Devisees,

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 de-

fendants, 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

LOT 45, TERRALARGO, AC-

Final Judgment of Foreclosure:

MORTGAGE, LLC.,

Defendant(s).

Plaintiff, vs.
AMANDA RIVERA, et al,

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

25-01757K November 14, 21, 2025

CORDED IN PLAT BOOK 139,

PAGE(S) 7 THROUGH 10, IN-CLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SECOND INSERTION

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,

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

CORDING TO THE MAP OR PLAT THEREOF, AS RE-November 14, 21, 2025 25-01747K

#### SECOND 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, including unmatured, contingent, or unliquidated claims, on whom a copy of this Notice is 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 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, including unmatured, contingent, or unliquidated claims, 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 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.

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 25-01726K November 14, 21, 2025

#### SECOND INSERTION

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

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

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

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: and rew@henderson sachs.commichael@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

## SECOND 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, DEVI-SEES, 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 1/4 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. TO-GETHER 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

Plaintiff's attorney, 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 service@mls-pa.com November 14, 21, 2025 25-01739K

Manganelli, Leider & Savio, P.A.,

SECOND 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, 2007-BK2 Plaintiff, vs. MICHAEL B. WILLIAMS;

UNKNOWN SPOUSE OF MICHAEL B. WILLIAMS: DISCOVER BANK, Defendant(s). NOTICE OF SALE IS HEREBY GIV-

EN pursuant to the order of Consent Final Judgment of Foreclosure dated September 5, 2025, and entered in Case No. 2024CA004535000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATION-AL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR2, is Plaintiff and MICHAEL B. WIL-LIAMS; UNKNOWN SPOUSE OF MICHAEL B. WILLIAMS: DISCOV-ER 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 on the 13th day of January, 2026, the following described property as set forth in said Final Judgment,

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 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 25-01759K November 14, 21, 2025



## CALL 941-906-9386

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

Business Observer

## --- ESTATE / SALES ---

**POLK COUNTY** 

## SECOND 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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 speci-fied under s. 732.2211, Florida Statutes.

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

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,

Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com 25-01727K November 14, 21, 2025

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

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

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

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

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, Orlando, FL 32809 Telephone: 407-850-2500

November 14, 21, 2025

SECOND 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

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

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

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

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

 $319~\mathrm{SE}~10\mathrm{th}~\mathrm{Street}$ 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 25-01751K November 14, 21, 2025

SECOND 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

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

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

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 Representatives 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 25-01753K November 14, 21, 2025

# SECOND INSERTION

NOTICE TO CREDITORS 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is 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 605E. Robinson Street, Suite650Orlando, FL 32801 Telephone: (407) 500-4444 Fax: (407) 236-0444 E-Mail: desiree@sanchezlaw.com Secondary E-Mail: info@sanchezlaw.com

#### SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The 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 Floral City, FL 34436-0952 (352) 726-5444 November 14, 21, 2025 25-01730K

## SECOND 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 abovestyled 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:

25-01729K

232714-000942-000150 COMMONLY KNOWN AS: 7861 COUNTRY CHASE AVE. LAKELAND. FL 33810

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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

SECOND 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 SEPTEM-BER 18, 2025 in the above-entitled cause in the Circuit Court of Polk Countv. 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,

WITNESS my hand and the seal of the Court on this 29th day of October,

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 SECOND INSERTION

25-01743K

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

Attorney for Petitioner

November 14, 21, 2025

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 de-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-

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

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

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

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

Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559

FBN: 23217 November 14, 21, 2025 25-01760K

P.O. Box 412

## **HOW TO PUBLISH YOUR LEGAL NOTICE**

## IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

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

SECOND INSERTION

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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

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

Personal Representative STEPHEN B. RODGERS

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, 2025 25-01741K

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

#### SECOND 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 2, 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 notifi-cation 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, Esquare 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

25-01737K November 14, 21, 2025

## SECOND 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 pursu-

ant 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 RE-CORDS 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: MRService@mccalla.com Fla. Bar No.: 146803 24-09455FL November 14, 21, 2025 25-01719K

# SECOND INSERTION

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

CASE NO. 532024CA000170000000 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. 532024CA000170000000 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; IAIME ENRIQUE MENDEZ CERRA-TO A/K/A JAIME MENDEZ-PENA; STATE OF FLORIDA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE AS-SOCIATION, INC.; CLERK OF THE COURT OF POLK COUNTY, FLOR-IDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-

SCRIBED, are Defendants, STACY M. BUTTERFIELD, 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, POINCI-ANA CYPRESS POINT - 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 59, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORI-DA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED 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

#### SECOND 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

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

Defendant(s); Unknown Parties

in Possession #2, if living, and

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, AC-CORDING 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 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 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

FILE A CLAIM WITH THE CLERK

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 prop-erty held at the time of the decedent's death by the decedent or the decedent's surviving spouse is prop-erty 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

SECOND 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 AF-TER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITH

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

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

The date of first publication of this Notice is 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

#### 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.: 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,

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. BUT-TERFIELD, 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, RE-CORDED IN PLAT BOOK 94, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUN-TY. 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

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 disabil-

ity 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

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 R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-00261 November 14, 21, 2025 25-01749K

FOR SERVICE PURSUANT TO FLA.

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVVISION 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 BE-FORE 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 PUB-LICATION 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.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

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

## SECOND 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/R/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. DAMON F BLUE AKA

DAMON BLUE, et al. Defendants. TO: UNKNOWN SPOUSE OF DA-

MON F BLUE AKA DAMON BLUE BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE AD-DRESS OF: 8770 FT SOCRUM VILLAGE WY

LAKELAND, FL 33810 DAMON F BLUE AKA DAMON BLUE BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE AD-DRESS OF: 8770 FT SOCRUM VILLAGE WY

LAKELAND, FL 33810 UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE AD-DRESS 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 VIL-LAGE, 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 SO-CRUM 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  $\begin{array}{c} \text{Honorable Stacy M. Butterfield} \\ \text{255 North Broadway} \end{array}$ 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

## SECOND INSERTION

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

DIVISION

CASE NO. 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 ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and FRALEGE GROUP INC.; ANDY ALEGE; RON-ALD 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, POIN-CIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THERE-OF 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

25-01731K

November 14, 21, 2025

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 24-218551 - ErS November 14, 21, 2025 25-01736K

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

#### SECOND INSERTION

## ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of November, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 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

#### 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-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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 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 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

25-01742K November 14, 21, 2025

## OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

SARASOTA COUNTY

CHARLOTTE COUNTY

LEE COUNTY leeclerk.org

COLLIER COUNTY

HILLSBOROUGH COUNTY

PASCO COUNTY

PINELLAS COUNTY

mypinellasclerk.gov POLK COUNTY

polkcountyclerk.net ORANGE COUNTY myorangeclerk.com

#### SECOND INSERTION

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

DIVISION CASE NO. 2024CA002964000000 CMG MORTGAGE, INC., Plaintiff, vs. STEPHANIE CHEVRY AND

MYRIAM LACOMBE CHEVRY, et al.

NOTICE IS HEREBY GIVEN pursu-

ant 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 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 25-01735K

November 14, 21, 2025

#### SECOND 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  ${\bf MONTHS\,AFTER\,THE\,TIME\,OF\,THE}$ FIRST PUBLICATION OF THIS NO-TICE 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 PUBLICATION OF THIS

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 733.702WILLBEFOREVERBARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATEOF 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 Ferndale, 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.comSecondary E-Mail: tami@stonelawgroupfl.com November 14, 21, 2025 25-01756K

## SECOND INSERTION

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

DIVISION CASE NO. 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, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF LILLIE ROBINSON-HOLT A/K/A LILLIE L. 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 PUB-LIC 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, vou are entitled, at no cost to vou, 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, 2025 25-01722K

## 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  $JOHN\ DOE$ 

TO: The unknown spouses, heirs, devisees, assignees, grantees, creditors, or other parties claiming by, through,

#### SECOND INSERTION

under, or against STEVEN GUY TER-REBUSH, 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

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.

der to participate in this proceeding,

YOU ARE NOTIFIED that an action

If you are a person with a disability who needs any accommodation in oryou 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 Avenuc 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, 2025 25-01750K

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 827 CHINOY RD

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 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 RE-CORDED IN PLAT BOOK 183, PAGE 8, OF THE PUBLIC RE-CORDS 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 de-

fault 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,

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, 2025 25-01721K

## 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.: 2025CA003070A000BA LAKEVIEW LOAN  ${\bf SERVICING, LLC,}$ Plaintiff, vs. WILLIAM CHARLES DOUGLAS; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT

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. BUT-TERFIELD, 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 05 day of December, 2025, the following described property as set forth in said Final Judgment, to

wit: TRACT #8, SHADY OAK GLEN: BEGIN AT THE SOUTHWEST CORNER OF GLEN: TRACT #7 OF WEBSTER AND OMOHUNDRO EST. LANDS SUB-DIVISION IN SECTION 31, TOWNSHIP 27

SOUTH, RANGE 23 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 81, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE EAST 60 FEET; THENCE NORTH 180 FEET FOR THE POINT OF BEGIN-NING; RUN THENCE EAST 180 FEET; THENCE NORTH 204.66 FEET; THENCE WEST 180 FEET; THENCE SOUTH 204.66 FEET TO THE POINT OF BEGINNING; SUBJECT TO UTILITY EASEMENT OF 10.00 FEET ON THE EAST SIDE THEREOF.

PROPERTY ADDRESS: 3915 SHADY OAK DR E, LAKELAND, FL 33810

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

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 2.516eservice@decubaslewis.com 25-03155

# November 14, 21, 2025 25-01748K

# SECOND 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

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 exmpt 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 prop-erty 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 earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

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

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

# under Sec. 732, 2211.

Attorney for Personal Representative November 14, 21, 2025