

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
Case No. 2025CP003905A000BA
Division: Probate
IN RE: ESTATE OF
WAYNE RICHARDSON
Deceased.

The administration of the estate of Wayne Richardson, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

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

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

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

The date of first publication of this notice is November 28, 2025.

Co-Personal Representatives:
Curtis Ray Murphree
2423 Rosalie Lake Road
Lake Wales, FL 33898
Rosemary Wolfe aka Rosey Ruiz
5933 Cherry Road
Lakeland, FL 33810

Attorney for Personal Representatives: Daniel Medina, B.C.S.
Florida Bar No. 0027553
Linda M. Schultz, Esq.
Florida Bar No. 1008259
MEDINA LAW GROUP, P.A.
425 South Florida Avenue, Suite 101
Lakeland, FL 33881
Telephone: 863-682-9730
Fax: 863-616-9754
E-Mail: dan@medinapa.com;
linda@medinapa.com
Secondary E-Mail:
sam@medinapa.com
Nov. 28; Dec. 5, 2025 25-01819K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003603A000BA
IN RE: ESTATE OF
ROSLYN DAPHNE SEALY
Deceased.

The administration of the estate of Roslyn Daphne Sealy, deceased, whose date of death was July 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 988, CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is November 28, 2025.

Personal Representative:
Tisha Koren Sabrina Sealy
1218 Apopka Drive
Kissimmee, Florida 34759

Attorney for Personal Representative: Rodolfo Suarez Jr. Esq, Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd,
Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
Nov. 28; Dec. 5, 2025 25-01830K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP001161A000BA
IN RE: ESTATE OF
ARTHUR J. ROGERS, JR.,
Deceased.

The administration of the estate of ARTHUR J. ROGERS, JR., deceased, whose date of death was December 19, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-04, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The personal representative has no duty to discover whether any property

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-003895-A000-BA
IN RE: ESTATE OF
MARGARET L. VANLUE
Deceased.

The administration of the estate of Margaret L. VanLue, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is November 28, 2025.

Personal Representatives:
Daniel Mackey
4387 N. Horn Road
Bicknell, Indiana 47512
Donna Mackey
4387 N. Horn Road
Bicknell, Indiana 47512

Attorney for Personal Representatives: Mark G. Turner, Esquire
4387 N. Horn Road
Bicknell, Indiana 47512
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
Nov. 28; Dec. 5, 2025 25-01801K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP002335A000BA
Division 14
IN RE: ESTATE OF
YAMILEISHA RIOS
Deceased.

The administration of the estate of Yamileisha Rios, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 988, CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is November 28, 2025.

Personal Representative:
Ashly M. Rodriguez Santiago
728 Milwaukee Avenue
South Milwaukee, Wisconsin 53172

Attorney for Personal Representative: Pilar V. Vazquez Esq.
for Rodolfo Suarez Jr. Esq.,
Florida Bar Number: 013201
9100 South Dadeland Blvd,
Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
Pilar V. Vazquez Esq.
FBN115839
Nov. 28; Dec. 5, 2025 25-01808K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME
TO WHOM IT MAY CONCERN:

Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Centra Care Davenport under which (we are) engaged in business at 40219 Highway 27, Suite 101 in Davenport, FL 33837. That the (party) (parties) interested in said business enterprise is as follows: Adventist Health System/Sunbelt, Inc. at Davenport, Polk County, Florida, on 11/20/2025, Polk County, Davenport, FL.

November 28, 2025 25-01804K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Nexus Funding 123 located at 23108 Seven Meadows Pkwy Suite 100, in the County of Polk, in the City of Katy, Florida 77494 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Katy, Florida, this 20th day of November, 2025.

ENCOMPASS LENDING GROUP, L.P.
November 28, 2025 25-01809K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME
TO WHOM IT MAY CONCERN:

Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Primary Care+ Davenport under which (we are) engaged in business at 40219 Highway 27, Suite 102 in Davenport, FL 33837. That the (party) (parties) interested in said business enterprise is as follows: Adventist Health System/Sunbelt, Inc. at Davenport, Polk County, Florida, on 11/20/2025, Polk County, Davenport, FL.

November 28, 2025 25-01810K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Wal-Mart Stores East, LP, 5593 N US Hwy 41, Apollo Beach, FL 33572, desiring to engage in business under the fictitious name of Walmart Fueling Station #2229, 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 28, 2025 25-01820K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25CP-3756
IN RE: ESTATE OF
James Oliva
deceased.

The administration of the estate of James Oliva, deceased, Case Number 25CP-3756, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 28, 2025.

/s/ Sheila Jean Watkins
Personal Representative
Address: 3477 Justin David Court,
Lakeland, FL 33810

/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
Nov. 28; Dec. 5, 2025 25-01815K

FIRST INSERTION

PUBLIC NOTICE

Phoenix Tower International is proposing to construct a 150-foot tall overall height monopole telecommunications structure located near 30529 River Ranch Blvd, River Ranch, Polk County, Florida (27° 45' 51.6" N, 81° 11' 25.0" W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting.

Any interested party may request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1348146 when submitting the request and to view the specific information about the proposed action.

25-001174 DMG
November 28, 2025 25-01816K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of shooters firearms llc located at 6025 s fla ave, in the County of Polk, in the City of lakeland, Florida 33813 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at lakeland, Florida, this 11th day of November, 2025.

SHOOTERS FIREARMS. LLC
November 28, 2025 25-01821K

FIRST INSERTION

NOTICE Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RIGAEX located at 507 NILSEN ST. in the City of HAINES CITY, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of November, 2025

RL TIRES MACHINE, INC.
November 28, 2025 25-01828K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP001161A000BA
IN RE: ESTATE OF
ARTHUR J. ROGERS, JR.,
Deceased.

The administration of the estate of ARTHUR J. ROGERS, JR., deceased, whose date of death was December 19, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-04, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is: November 28, 2025.

SALLY A. SMITH
Personal Representative
PO Box 17374
Tampa, FL 33682

Robert D. Hines, Esq
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
Nov. 28; Dec. 5, 2025 25-01803K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case.: 2025 CP 3966
IN RE: ESTATE OF
GERALDINE GUTHRIE SEARS
Deceased.

The administration of the estate of GERALDINE GUTHRIE SEARS, deceased, whose date of death was February 10, 2020 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the petitioner's attorney are set forth below.

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is NOVEMBER 28th, 2025.

Petitioner:
VIRGIL SEARS III
105 Page Road
Davenport, FL 33837
/s/ Markeishia L. Smith, Esquire
Markeishia L. Smith, Esquire
THE LAW OFFICES OF
MARKEISHIA L. SMITH, P.A.
Florida Bar No. 122772
P.O. Box 3303
Haines City, FL 33844
Phone: (863) 866-9917
Fax: (863) 438-6860
Primary:
msmith@thesmithlawfirm.org
Attorney for Petitioner
Nov. 28; Dec. 5, 2025 25-01812K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com

Business Observer

FIRST INSERTION			
FIRST NOTICE OF SALE IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-000191 LYNK INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs. BALMORAL ESTATES, LP, a Florida limited partnership, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES LLC, a Florida limited liability company, DREAMSCAPES POOL AND SPAS, LLC, a Florida limited liability company, BELLAVISTA BUILDING GROUP, INC., a Florida corporation, GB CONSTRUCTION SERVICES INC., a Florida corporation, and 4H PLUMBING, INC., a Florida corporation, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure dated October 24, 2025, and entered in Case Number 2025-CA-000191 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein LYNK INVESTMENTS, LLC, a Florida limited liability company, is Plaintiff, and BALMORAL ESTATES, LP, a Florida limited partnership, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES LLC, a Florida limited liability company, DREAMSCAPES POOL AND SPAS, LLC, a Florida limited liability company, BELLAVISTA BUILDING GROUP, INC., a Florida corporation, GB CONSTRUCTION SERVICES INC., a Florida corporation, and 4H PLUMBING, INC., a Florida corporation, are Defendants. The Clerk of the			
FIRST INSERTION			
Court shall sell to the highest and best bidder for cash, at public sale on December 23, 2025, at 10:00 A.M. in an online sale pursuant to Section 45.031, Florida Statutes, at https://polk.realforeclose.com/ after having given notice as required by Section 45.031, Florida Statutes, the following described property as set forth in said Summary Final Judgment of Foreclosure under the First Set of Loan Documents (in relation to the Amount Owed Under First Set of Loan Documents) to wit: Certain real property, hereafter referred to as the “Property” and more particularly described in Exhibit “A”. EXHIBIT “A” Certain real property, hereafter referred to as the “First Property” and more particularly described as follows: Lot 212, BALMORAL ESTATES PHASE 3, according to the map or plat thereof as recorded in Plat Book 175, Pages 1-4, Public Records of Polk County, Florida; Street Address: 230 Macaulay’s Cove, Haines City, Florida 33844 Parcel I.D. Number: 27-27-32-804510-002120. All improvements and structures now or hereafter erected on the First Property (including all replacements and additions); All easements, rights of way, rights (including air, mineral, riparian, and development rights), franchises, tenements, appurtenances, leases, permits, licenses, powers, and privileges in any way now or hereafter belonging, relating, or pertaining to the First Property or the buildings and			
FIRST INSERTION			
SECOND NOTICE OF SALE IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-000191 LYNK INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs. BALMORAL ESTATES, LP, a Florida limited partnership, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES LLC, a Florida limited liability company, DREAMSCAPES POOL AND SPAS, LLC, a Florida limited liability company, BELLAVISTA BUILDING GROUP, INC., a Florida corporation, GB CONSTRUCTION SERVICES INC., a Florida corporation, and 4H PLUMBING, INC., a Florida corporation, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure dated October 24, 2025, and entered in Case Number 2025-CA-000191 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein LYNK INVESTMENTS, LLC, a Florida limited liability company, is Plaintiff, and BALMORAL ESTATES, LP, a Florida limited partnership, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES LLC, a Florida limited liability company, DREAMSCAPES POOL AND SPAS, LLC, a Florida limited liability company, BELLAVISTA BUILDING GROUP, INC., a Florida corporation, GB CONSTRUCTION SERVICES INC., a Florida corporation, and 4H PLUMBING, INC., a Florida corporation, are Defendants. The Clerk of the			
FIRST INSERTION			
tion, are Defendants. The Clerk of the Court shall sell to the highest and best bidder for cash, at public sale on December 23, 2025, at 10:00 A.M. in an online sale pursuant to Section 45.031, Florida Statutes, at https://polk.realforeclose.com/ after having given notice as required by Section 45.031, Florida Statutes, the following described property as set forth in said Summary Final Judgment of Foreclosure under the Second Set of Loan Documents (in relation to the Amount Owed Under Second Set of Loan Documents) to wit: Certain real property, hereafter referred to as the “Property” and more particularly described in Exhibit “A”. EXHIBIT “A” Certain real property, hereafter referred to as the “Second Property” and more particularly described as follows: Lots 168, 169, 170, 173, and 176, Balmoral Estates Phase 2, according to the plat thereof, as recorded in Plat Book 164, Page(s) 1 through 5, of the Public Records of Polk County, Florida. All improvements and structures now or hereafter erected on the Second Property (including all replacements and additions); All easements, rights of way, rights (including air, mineral, riparian, and development rights), franchises, tenements, appurtenances, leases, permits, licenses, powers, and privileges in any way now or hereafter belonging, relating, or pertaining to the Second Property or the buildings and improvements now or hereafter erected thereupon;			
FIRST INSERTION			
THIRD NOTICE OF SALE IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-000191 LYNK INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs. BALMORAL ESTATES, LP, a Florida limited partnership, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES LLC, a Florida limited liability company, DREAMSCAPES POOL AND SPAS, LLC, a Florida limited liability company, BELLAVISTA BUILDING GROUP, INC., a Florida corporation, GB CONSTRUCTION SERVICES INC., a Florida corporation, and 4H PLUMBING, INC., a Florida corporation, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure dated October 24, 2025, and entered in Case Number 2025-CA-000191 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein LYNK INVESTMENTS, LLC, a Florida limited liability company, is Plaintiff, and BALMORAL ESTATES, LP, a Florida limited partnership, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES LLC, a Florida limited liability company, DREAMSCAPES POOL AND SPAS, LLC, a Florida limited liability company, BELLAVISTA BUILDING GROUP, INC., a Florida corporation, GB CONSTRUCTION SERVICES INC., a Florida corporation, and 4H PLUMBING, INC., a Florida corporation, are Defendants. The Clerk of the Court shall sell to the highest and best			

FIRST INSERTION			
improvements now or hereafter erected thereupon; All agreements, contracts, certificates, permits, licenses, plans, specifications, and other documents related to the development, construction, renovation, or operation of the Third Property or the buildings and improvements now or hereafter erected thereupon; All furniture, fixtures, equipment, supplies, and materials now or hereafter located on or attached to the Third Property (including, but not limited to, construction materials, tools, furnishings, machinery, ranges, refrigerators, dishwashers, heating and air conditioning units, washing machines, dryers, maintenance equipment, awnings, shades, blinds, and carpeting), including replacements and additions thereto; All proceeds paid under any insurance policies covering any of the Third Property, all property tax refunds or rebated received in regards to the Third Property, all condemnation proceeds, and all settlements or awards resulting from any suit or claim pertaining to any of the Third Property; All present and future oral and written leases, licenses, and agreements for the use or occupancy of the whole or any part of the Third Property, including all amendments of, supplements to, and renewals and extensions thereof at any time made (all such lease, agreements, amendments, supplements, renewals, and extensions being hereinafter referred to collectively as the			
FIRST INSERTION			
“Leases”) together with all rents, earnings, income, issues, profits, royalties, revenues, insurance proceeds (including, but not limited to, any policy of insurance covering loss of income or rents for any cause) whether pursuant to any of the Leases or otherwise, and all other monetary benefits now existing or hereafter arising, derived, or accrued from or belonging to the Property or such Leases, including any and all payments in lieu of rent, condemnation proceeds, damages, security deposits, rebates or refunds of impact fees, water or sewer connection fees, utility costs, taxes, assessments or other charges and all other sums due or to become due under and pursuant thereto (collectively the “Rents”); All guaranties of the tenant’s performance under any of the Leases; Any award made to Balmoral Estates in any court proceeding involving any of the tenants in any bankruptcy, insolvency, or reorganization proceedings in any state or Federal court; All reserves, escrows, and deposit accounts maintained with respect to the Third Property; All rights, powers, privileges, options and other benefits of Balmoral Estates as lessor under such Leases including, but not limited to, the following: (a) the immediate and continuing right to receive and collect all Rents; and (b) the right to make all waivers, agreements and settlements, to give and receive all notices, consents and releases, to take such action upon the happening of a default under any of the Leases, including the commencement, conduct, and consummation of such legal proceedings as may be permitted under any provision of any of the Leases or by law, and to do any and all other things whatsoever which Balmoral Estates is or may become entitled to do under any of the Leases; All present and future contracts, agreements, permits, approvals, entitlements, escrows, licenses, documents, certificates, plans, drawings, specifications, and other similar instruments related or pertaining to the development, construction, renovation, improvement, or operation of the Property, together with all amendments of, supplements to, and renewals and extensions thereof at any time made (the “Contracts”); All rights, powers, privileges, options, and other benefits of Balmoral Estates under the Contracts, including, but not limited to, (a) the right to give waivers, consents, notices (b) the right to modify, terminate, or extend the contracts (c) the right to enforce any and all rights or remedies available to Balmoral Estates or Lender (d) the right to freely enjoy all benefits of the Contracts and (e) the right to take any action to do any and all things that Balmoral Estates is or may become entitled to do under any			
FIRST INSERTION			
happening of a default under any of the Leases, including the commencement, conduct, and consummation of such legal proceedings as may be permitted under any provision of any of the Leases or by law, and to do any and all other things whatsoever which Balmoral Estates is or may become entitled to do under any of the Leases; All present and future contracts, agreements, permits, approvals, entitlements, escrows, licenses, documents, certificates, plans, drawings, specifications, and other similar instruments related or pertaining to the development, construction, renovation, improvement, or operation of the Property, together with all amendments of, supplements to, and renewals and extensions thereof at any time made (the “Contracts”); All rights, powers, privileges, options, and other benefits of Balmoral Estates under the Contracts, including, but not limited to, (a) the right to give waivers, consents, notices (b) the right to modify, terminate, or extend the contracts (c) the right to enforce any and all rights or remedies available to Balmoral Estates or Lender (d) the right to freely enjoy all benefits of the Contracts and (e) the right to take any action to do any and all things that Balmoral Estates is or may become entitled to do under any of the Contracts. Certain real property, hereafter referred to as the “Property” and more particularly described in			
FIRST INSERTION			
under any of the Contracts. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THEN THE PROPERTIES OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding or program, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator at 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, as far in advance as possible, but preferably at least seven (7) working days before your scheduled court appearance or other court activity; or immediately upon receiving your notification if the time before the scheduled court appearance or other court activity is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 21st day of November 2025. WOOLSEY MORCOM, PLLC By: /s/ Charles Lee Wingard Jr. NICHOLAS W. MORCOM, ESQ. Florida Bar No. 0013767 CHARLES LEE WINGARD, JR., ESQ. Florida Bar No. 1033426 203 Fort Wade Road, Suite 260 Ponte Vedra, Florida 32081 (904) 638-4235 (telephone) (904) 638-9302 (facsimile) Email: nick@woolseymorcom.com lwingard@woolseymorcom.com shunnefield@woolseymorcom.com Attorneys for Plaintiff Nov. 28; Dec. 5, 2025 25-01824K			

SALES

FIRST INSERTION

FOURTH NOTICE OF SALE IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-000191 LYNK INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs. BALMORAL ESTATES, LP, a Florida limited partnership, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES LLC, a Florida limited liability company, BELLAVISTA BUILDING GROUP, INC., a Florida corporation, GB CONSTRUCTION SERVICES INC., a Florida corporation, and 4H PLUMBING, INC., a Florida corporation, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure dated October 24, 2025, and entered in Case Number 2025-CA-000191 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein LYNK INVESTMENTS, LLC, a Florida limited liability company, is Plaintiff, and BALMORAL ESTATES, LP, a Florida limited partnership, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES LLC, a Florida limited liability company, DREAMSCAPES POOL AND SPAS, LLC, a Florida limited liability company, BELLAVISTA BUILDING GROUP, INC., a Florida corporation, GB CONSTRUCTION SERVICES INC., a Florida corporation, and 4H PLUMBING, INC., a Florida corporation, are Defendants. The Clerk of the Court shall sell to the highest and best bidder for cash, at public sale on December 23, 2025, at 10:00 A.M. in an online sale pursuant to Section 45.031, Florida Statutes, at https://polk.realforeclose.com/ after having given notice as required by Section 45.031, Florida Statutes, the following described property as set forth in said Summary Final Judgment of Foreclosure under the Fourth Set of Loan Documents (in relation to the Amount Owed Under Fourth Set of Loan Documents) to wit:	Certain real property, hereafter referred to as the “Property” and more particularly described in Exhibit “A”. EXHIBIT “A” Certain real property, hereafter referred to as the “Fourth Property” and more particularly described as follows: Parcel 1: Lot 136, Balmoral Estates, Phase 2, according to the plat thereof, as recorded in Plat Book 164, Page(s) 1 through 5, inclusive, of the Public Records of Polk County, Florida Parcel 2: Lot 178, Balmoral Estates, Phase 2, according to the plat thereof, as recorded in Plat Book 164, Page(s) 1 through 5, inclusive, of the Public Records of Polk County, Florida Parcel 3: Lot 117, Balmoral Estates, Phase 2, according to the plat thereof, as recorded in Plat Book 164, Page(s) 1 through 5, inclusive, of the Public Records of Polk County, Florida Parcel 4: Lot 140, Balmoral Estates, Phase 2, according to the plat thereof, as recorded in Plat Book 164, Page(s) 1 through 5, inclusive, of the Public Records of Polk County, Florida Parcel 5: Lot 138, Balmoral Estates, Phase 2, according to the plat thereof, as recorded in Plat Book 164, Page(s) 1 through 5, inclusive, of the Public Records of Polk County, Florida Parcel 6: Lot 177, Balmoral Estates, Phase 2, according to the plat thereof, as recorded in Plat Book 164, Page(s) 1 through 5, inclusive, of the Public Records of Polk County, Florida All improvements and structures now or hereafter erected on the Fourth Property (including all replacements and additions); All easements, rights of way, rights (including air, mineral, riparian, and development rights), franchises, tenements, appurtenances, leases, permits, licenses,	powers, and privileges in any way now or hereafter belonging, relating, or pertaining to the Fourth Property or the buildings and improvements now or hereafter erected thereupon; All agreements, contracts, certificates, permits, licenses, plans, specifications, and other documents related to the development, construction, renovation, or operation of the Fourth Property or the buildings and improvements now or hereafter erected thereupon; All furniture, fixtures, equipment, supplies, and materials now or hereafter located on or attached to the Fourth Property (including, but not limited to, construction materials, tools, furnishings, machinery, ranges, refrigerators, dishwashers, heating and air conditioning units, washing machines, dryers, maintenance equipment, awnings, shades, blinds, and carpeting), including replacements and additions thereto; All proceeds paid under any insurance policies covering any of the Fourth Property, all property tax refunds or rebated received in regards to the Fourth Property, all condemnation proceeds, and all settlements or awards resulting from any suit or claim pertaining to any of the Fourth Property; All present and future oral and written leases, licenses, and agreements for the use or occupancy of the whole or any part of the Fourth Property, including all amendments of, supplements to, and renewals and extensions thereof at any time made (all such lease, agreements, amendments, supplements, renewals, and extensions being hereinafter referred to collectively as the “Leases”) together with all rents, earnings, income, issues, profits, royalties, revenues, insurance proceeds (including, but not limited to, any policy of insurance covering loss of income or rents for any cause) whether pursuant to any of the Leases or otherwise, and all other monetary benefits now existing or hereafter arising, derived, or accrued from or belonging to the Property or such Leases, including any and all payments in lieu of rent, condemnation proceeds, damages, security deposits, rebates or refunds of impact fees, water or sewer connection fees, utility costs, taxes, assessments or other charges and all other sums due or to become due under and pursuant thereto (collectively the “Rents”); All guaranties of the tenant’s performance under any of the Leases; Any award made to Balmoral Estates in any court proceeding involving any of the tenants in any bankruptcy, insolvency, or reorganization proceedings in any state or Federal court; All reserves, escrows, and deposit accounts maintained with respect to the Fourth Property; All rights, powers, privileges, options and other benefits of Balmoral Estates as lessor under such Leases including, but not limited to, the following: (a) the immediate and continuing right to receive and collect all Rents; and (b) the right to make all waivers, agreements and settlements, to give and receive all notices, consents and releases, to take such action upon the happening of a default under any of the Leases, including the commencement, conduct, and consummation of such legal proceedings as may be permitted under any provision of any of the Leases or by law, and to do any and all other things whatsoever which Balmoral Estates is or may become entitled to do under any of the Leases; All present and future contracts, agreements, permits, approvals, entitlements, escrows, licenses, documents, certificates, plans, drawings, specifications, and other similar instruments related or pertaining to the development, construction, renovation, improvement, or operation of the Property, together with all amendments of, supplements to, and renewals and extensions thereof at any time made (the “Contracts”); All rights, powers, privileges, options, and other benefits of Balmoral Estates under the Contracts, including, but not limited to, (a) the right to give waivers,	consents, notices (b) the right to modify, terminate, or extend the contracts (c) the right to enforce any and all rights or remedies available to Balmoral Estates, either for the benefit of Balmoral Estates or Lender (d) the right to freely enjoy all benefits of the Contracts and (e) the right to take any action to do any and all things that Balmoral Estates is or may become entitled to do under any of the Contracts. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THEN THE PROPERTIES OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding or program, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator at 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, as far in advance as possible, but preferably at least seven (7) working days before your scheduled court appearance or other court activity; or immediately upon receiving your notification if the time before the scheduled court appearance or other court activity is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 21st day of November 2025. WOOLSEY MORCOM, PLLC By: /s/ Charles Lee Wingard Jr. NICHOLAS W. MORCOM, ESQ. Florida Bar No. 0013767 CHARLES LEE WINGARD, JR., ESQ. Florida Bar No. 1033426 203 Fort Wade Road, Suite 260 Ponte Vedra, Florida 32081 (904) 638-4235 (telephone) (904) 638-9302 (facsimile) Email: nick@woolseymorcom.com lwingard@woolseymorcom.com shunnefield@woolseymorcom.com Attorneys for Plaintiff Nov. 28; Dec. 5, 2025 25-01827K
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FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA000834000000 SUN WEST MORTGAGE COMPANY, INC. Plaintiff, vs. DIETRO MARTINEZ CASIMIRO AKA DIETRO ARESTI MARTINEZ CASIMIRO, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2024CA000834000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, SUN WEST MORTGAGE COMPANY, INC., Plaintiff, and DIETRO MARTINEZ CASIMIRO AKA DIETRO ARESTI MARTINEZ CASIMIRO, et. al., are Defendants, Clerk of Circuit Court, Stacy M. Butterfield will sell to the highest bidder for cash at www.polk.realforeclose.com, on January 6, 2026 at 10:00 AM, the following described property: LOT 2, BERKLEY HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE RUN SOUTH 12.00 FEET, THENCE RUN WESTERLY TO A POINT LYING 11.00 FEET	SOUTH OF THE NORTHWEST CORNER OF LOT 2, THENCE RUN NORTH 11.00 FEET TO THE NORTHWEST CORNER OF LOT 2, THENCE RUN EAST 80.00 FEET RETURNING TO THE POINT OF BEGINNING. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302. 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 24th day of November, 2025. GREENSPOON MARDER, LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: gmforeclosure@gmlaw.com Email: Karissa.Chin-Duncan@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 24-000429-01 / 36616.0225 / Jean Schwartz Nov. 28; Dec. 5, 2025 25-01814K	FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA005714000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2, Plaintiff, vs. VINCENT AKHIMIE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2025, and entered in 2023CA005714000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2 is the Plaintiff and VINCENT AKHIMIE; UNKNOWN TENANT(S) IN POSSESSION 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 18, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 61, LAKE POINT SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1212 CANDELEWOOD DR, LAKE LAND, FL 33813 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 24 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 24-230646 - ErS Nov. 28; Dec. 5, 2025 25-01823K	FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA003403000000 PLANET HOME LENDING, LLC, Plaintiff, vs. MIGUEL A. CRUZ A/K/A MIGUEL CRUZ AND ANA BORRERO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 20, 2025, and entered in 2024CA003403000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and MIGUEL A. CRUZ A/K/A MIGUEL CRUZ; ANA BORRERO; ROLLING OAK RIDGE SUBDIVISION PROPERTY 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 19, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 53, ROLLING OAK RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 752 HUNT	DR, LAKE WALES, FL 33853 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 24 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 24-225413 - ErS Nov. 28; Dec. 5, 2025 25-01822K
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FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA-002650-0000-00 THE BLUFFS OF CHRISTINA CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, Plaintiff(s), VS. THOMAS GEBREGERGIS, UNKNOWN SPOUSE OF THOMAS GEBREGERGIS, UNKNOWN TENANT #1, UNKNOWN TENANT #2 AS UNKNOWN TENANTS IN POSSESSION, Defendant(s), Notice is hereby given that pursuant to a Final Judgment entered on SEPTEMBER 30, 2025, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: Unit 3-BR, THE BLUFFS OF CHRISTINA I, A CONDOMINIUM, Polk County, Florida, according to Declaration of Condominium recorded in Official Records Book 1620, Page 1885, and the plat thereof recorded is Condominium Plat Book 2, Pages 10, 11, and 12, Public Records of Polk County, Florida, said unit lying in Section 24, Township 29 South, Range 23 East, Polk County, Florida.	Parcel I.D. No.: 23-29-24-141840-003030 a/k/a 6568 SWEETBRIAR LN to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 15TH day of DECEMBER, 2025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 10th day of November, 2025. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Carolyn Mack Deputy Clerk Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 Nov. 28; Dec. 5, 2025 25-01797K	NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532022CA002324000000 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, v. SHAN RAMNAUTH, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 12, 2025 and entered in Case No. 532022CA002324000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein	SASHA RAGBIR AND SHAN RAMNAUTH, et al., are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on January 12, 2026, at 10:00am, the following described real property as set forth in said Final Judgment, to wit: ALL THAT PROPERTY SITUATE IN THE COUNTY OF POLK AND STATE OF FLORIDA DESCRIBED AS: LOT 25, DRAYTON-PRESTON WOODS AT PROVIDENCE-PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161, PAGE 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 28-26-07-932851-000250 and commonly known as: 389 BRUNSWICK DR., DAVENPORT, FL	33837 (the “Property”). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. 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. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Joe Hynes, Esq. FL Bar No.: 188654 Jimmy Edwards, Esq. FL Bar No.: 81855 fcpleadings@ghidottiberger.com Nov. 28; Dec. 5, 2025 25-01811K
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Q&A

Who benefits from legal notices?

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

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

Q&A

Who benefits from legal notices?

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

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

UV8/237 - 9/25

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-001107-0000-00

TRADITIONS AT WINTER HAVEN
HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit
corporation.,
Plaintiff, vs.
ALMERTIS STEPHENS, JR.,
individually; DENIEDRA
MORRISON, individually; and
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT,
Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated September 24, 2025, and Order on Motion to Cancel and Reschedule the Foreclosure Sale Set for Auction, dated November 10, 2025, and entered in Case Number: 2024-CA-001107-0000-00, of the Circuit Court in and for Polk County, Florida, wherein TRADI-TIONS AT WINTER HAVEN HOME-OWNERS ASSOCIATION, INC., is the Plaintiff, and ALMERTIS STEPHENS, JR., individually; DENIEDRA MOR-RISON, individually; and SECRETARY OF HOUSING AND URBAN DE-VELOPMENT; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 22nd day of December, 2025 the following de-scribed property as set forth in said Summary Final Judgment of Foreclo-sure and Award of Attorneys Fees and Costs, to-wit:

Property Address:
2920 Dayton Drive,
Winter Haven, Florida 33884

Property Description:
Lot 139, HIGHLAND FAIR-WAYS PHASES ONE, ac-cording to the plat thereof as recorded in Plat Book 83, at

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.
532021CA002747000000

REVERSE
MORTGAGE FUNDING LLC,
Plaintiff, vs.
LAJUAIA A. KEEN; UNKNOWN
SPOUSE OF LAJUAIA A. KEEN;
STACY K. SNELLINGS N/K/A
STACY KEEN; UNKNOWN
SPOUSE OF STACY K. SNELLINGS
N/K/A STACY KEEN; TRUIST
BANK, SUCCESSOR BY MERGER
TO SUNTRUST BANK; UNITED
STATES OF AMERICA, ACTING
ON BEHALF OF THE OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed October 28, 2025 and entered in Case No. 532021CA002747000000, of the Circuit Court of the 10th Judi-cial Circuit in and for POLK County, Florida, wherein REVERSE MORT-GAGE FUNDING LLC is Plaintiff and LAJUAIA A. KEEN; UNKNOWN SPOUSE OF LAJUAIA A. KEEN; STACY K. SNELLINGS N/K/A STAC-Y KEEN; UNKNOWN SPOUSE OF STACY K. SNELLINGS N/K/A STACY KEEN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TRUIST BANK, SUC-CESSOR BY MERGER TO SUN-TRUST BANK; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE OF THE SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELEC-

Pages 21-22, inclusive, of the Public Records of Polk County, Florida. Lot 218, TRADITIONS PHASE 1, according to the Plat thereof, as recorded in Plat Book 131, Pages 47 through 54, inclusive, of the Public Records of Polk County, Florida.

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/ Shelby Pfannerstill
John L. Di Masi
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Arthur Barksdale
Florida Bar No.: 0040628
Rebecca Blechman
Florida Bar No.: 0121474
Nelson Crespo
Florida Bar No.: 0121499
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Shelby Pfannerstill
Florida Bar No.: 1058704
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph. (407) 839-3383
Fx. (407) 839-3384
Service E-Mail:
JDLaw@Orlando-Law.com
Attorney for Plaintiff, Association
Nov. 28; Dec. 5, 2025 25-01799K

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Bridgewater Community Development District (“District”) hereby gives notice of its intention to develop Amended and Re-stated Rules of Procedure, Rule No. 1, to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public in-formation and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Com-petitive Negotiation Act, procedure re-garding auditor selection, purchase of insurance, pre-qualification, construc-tion contracts, goods, supplies and ma-terials, maintenance services, contrac-tual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure com-

FIRST INSERTION

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the high-est bidder for cash at www.polk.realforeclose.com on December 29, 2025 at 10:00:00 AM EST the follow-ing described real property as set forth in said Final Judgment, to wit:

LOTS 5 AND 8, IN BLOCK “B” OF VINE PARK ADDITION TO FORT MEADE, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 102, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID LOTS LYING IN AND COMPRISING A PART OF THE SE ¼ OF NE ¼ OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 25 EAST

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 pro- vision of certain assistance. Please con- tact the Office of the Court Administra- tor, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711.

Dated this 21st day of November, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-16444B
Nov. 28; Dec. 5, 2025 25-01813K

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.: 2025CA000161000000
HSBC BANK USA, N.A., AS
INDENTURE TRUSTEE FOR THE
REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY
LOAN TRUST 2006-2,
Plaintiff, vs.
UNKNOWN SUCCESSOR
TRUSTEE OF THE CECIL D. &
DOROTHY ANN SMITH LIVING;
FRANCES BAGLEY; 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. 2025CA000161000000, of the Circuit Court of the TENTH Judi-cial Circuit in and for Polk County, Flor-ida, wherein, HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-2 is the Plain-tiff, and UNKNOWN SUCCESSOR TRUSTEE OF THE CECIL D. & DOR-OTHY ANN SMITH LIVING; FRAN-CES BAGLEY; ANY AND ALL UN-KNOWN 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 PART-IES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIM-ANTS are Defendants.

FIRST INSERTION

TRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on December 29, 2025, the fol-lowing described property as set forth in said Final Judgment, to wit:

LOT 21, IN BLOCK A, SOLIV-ITA PHASE 7BI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, AT PAGE 14-18, 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 be-fore the Clerk reports the surplus as unclaimed.

This notice is provided pursuant to Administrative Order No.1-21.5.

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

Dated this 24th day of November, 2025.

Eric Knopp, Esq.
Bar. No.: 709921
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00757 SPS
V6.20190626
Nov. 28; Dec. 5, 2025 25-01817K

FIRST INSERTION

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

CIVIL DIVISION
Case #: **2025CA000554000000**
DIVISION: 4

Marlin Mortgage Capital, LLC
Plaintiff, -vs.-
Carolyn Caez Figueroa a/k/a Carolyn
Caez-Figueroa; Felix Mercado Cortes
a/k/a Felix Mercado; Unknown
Spouse of Carolyn Caez Figueroa
a/k/a Carolyn Caez-Figueroa;
Unknown Spouse of Felix Mercado
Cortes a/k/a Felix Mercado; Service
Finance Company, LLC; Lake Smart
Pointe Homeowners' Association,
Inc.; Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s); Unknown Parties
in Possession #2, if living, and
all Unknown Parties claiming by,
through, under and against the
above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025CA000554000000 of the Cir-cuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Marlin Mortgage Capital, LLC, Plaintiff and Carolyn Caez Figueroa a/k/a Caro-lyn Caez-Figueroa are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on December 17, 2025,

FIRST INSERTION

27-27-28-776620-000300

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 Admin-istrator, 255 N. Broadway Avenue, Bar-tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 25th day of November, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
Case No. 532023CA005978000000
File # 23-F01657
Nov. 28; Dec. 5, 2025 25-01831K

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
Case No. 532023CA005978000000
Freedom Mortgage Corporation,
Plaintiff, vs.
Jose Ivan Olivera a/k/a Jose Olivera,
Defendant.

NOTICE IS HEREBY GIVEN pursu-ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA005978000000 of the Circuit Court of the TENTH Ju-dicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jose Ivan Olivera a/k/a Jose Olivera are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 29th day of De-cember, 2025, the following described property as set forth in said Final Judg-ment, to wit:

LOT 30, MAISANO HIGH-LAND ESTATES, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:

FIRST INSERTION

7 days before your scheduled court ap-pearance, or immediately upon receiv-ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-paired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este proced-imiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrative, 255 N. Broadway-Avenue, Bartow, Florida33830,(863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedri sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway-Avenue, Bartow, Florida 33830,(863) 534-4686 nan 7 jou an- van dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

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.

Dated this 24th day of November, 2025

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH19724-24/sap
Nov. 28; Dec. 5, 2025 25-01829K

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Business Observer

SALES / ACTIONS

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CC-003129-A000-BA DINNER LAKE SHORES HOME OWNERS ASSOCIATION, INC. Plaintiff(s) VS. LATRISSA YOLANDA SPEARS, ET AL Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on OCTOBER 2ND, 2025 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: Lot 36, DINNER LAKE SHORES, PHASE ONE, according to the Plat thereof, as recorded in Plat Book 112, Page(s) 29 to 31, of the Public Records of Polk County, Florida. to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 17 day of DECEMBER, 2025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 12th day of November, 2025. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Ashley Saunders Deputy Clerk Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 Nov. 28; Dec. 5, 2025 25-01798K	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR OSCEOLA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2023 CA 003682 MF ISHARPE OPPORTUNITY INTERMEDIATE TRUST, Plaintiff, vs. DAVID A. MONTEMAYOR A/K/A DAVID ALLEN MONTEMAYOR, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 18, 2024 in Civil Case No. 2023 CA 003682 MF of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Osceola County, Kissimmee, Florida, wherein ISHARPE OPPORTUNITY INTERMEDIATE TRUST is Plaintiff and David A. Montemayor a/k/a David Allen Montemayor, et al., are Defendants, the Clerk of Court, KELVIN SOTO, will sell to the highest and best bidder for cash Osceola County Courthouse, 3 Court-house Square, Room 204 (2nd floor) Kissimmee, FL 34741 in accordance with Chapter 45, Florida Statutes on the 17th day of December, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Parcel 1: Lot 2, Block 412, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, according to the	Plat thereof as recorded in Plat Book 55, Page(s) 5 through 18, of the Public Records of POLK County, Florida. Tax ID: 28-27-33-934460-412020 Parcel 2: Lot 6, Block 270, POINCIANA NEIGHBORHOOD 6 SOUTH, VILLAGE 3, according to the Plat thereof as recorded in Plat Book 54, Page(s) 43 through 49, of the Public Records of POLK County, Florida. Tax ID: 28-27-35-934560-270060 Parcel 3: Lot 15, Block 362, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, according to the Plat thereof as recorded in Plat Book 55, Page(s) 5 through 18, of the Public Records of POLK County, Florida. Tax ID: 28-27-33-934460-362150 Parcel 4: Lot 5, Block 392, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, according to the Plat thereof as recorded in Plat Book 55, Page(s) 5 through 18, of the Public Records of POLK County, Florida. Tax ID: 28-27-33-934460-392050 Parcel 5: Lot 18, Block 1556, POINCIANA NEIGHBORHOOD 2, VILLAGE 1, according to the
		Plat thereof as recorded in Plat Book 3, Page(s) 17 through 31, of the Public Records of OSCEOLA County, Florida. Tax ID: 25-26-28-6118-1556-0180 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. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 22-01708FL Nov. 28; Dec. 5, 2025 25-01806K

SUBSEQUENT INSERTIONS

PUBLIC SALES / ACTIONS / SALES / ESTATE

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND 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-in PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 November 21, 28, 2025 25-01773K	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA003346A000BA LAKEVIEW LLC, Plaintiff, vs. SEECHARRAN PERSAUD, et al., Defendants. TO: SEECHARRAN PERSAUD 5557 ORO VALLEY RD, AUBURNDALE, FL 33823 MALAWATTIE MANGAL-PERSAUD 5557 ORO VALLEY RD, AUBURNDALE, FL 33823 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: 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 COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written 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 before December 16, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 7th day of November, 2025. STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By A. Nieves As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-03042 November 21, 28, 2025 25-01768K	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY,FLORIDA PROBATE DIVISION File No. 2025CP003246A000BA 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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	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. Plaintiff, vs. REAL REALTY SOLUTIONS INC., GREENWOOD VOR INC., LIVING INTERIOR PLANT SERVICE INC. Defendant(s) 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, 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 December 5, 2025 at 10:00 AM, the following described property as set forth in said Consent in Rem Final Judgment of Foreclosure, to wit: Lot 156, Haines Ridge Phase 1 as recorded in Plat Book 150, Pages 7 through 11, inclusive, of the Public Records of Polk County, Florida together with Affidavit of Surveyor recorded in Official Records Book 7792, Pages 661, of the Public Records of Polk County, Florida. More commonly known as: 330 Gladesdale St., Haines City, FL. 33844 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted /s/ Joseph Martinez Joseph Martinez, Esq. Martinez Law Attorney for Plaintiff Florida Bar Number: 483990 12601 Gulf Blvd, Ste 6 Treasure 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

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2023-CA-006048
HALLMARK HOME MORTGAGE, LLC, Plaintiff, vs. ARALECK G DE LA CRUZ, Defendant(s).
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure in Rem entered on November 12, 2025 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on December 17, 2025 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:
Lot 18, Block 405, Indian Lake Estates Unit No. 14, according to the Plat thereof, recorded in Plat Book 40, Page(s) 21, of the Public Records of Polk County, Florida. Property Address: 713 Gaillardia Drive, Indian Lake Estates, FL 33855 (the "Property")
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: November 21, 2025
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwbllaw.com
E-mail: kchurch@qpwbllaw.com
Attorney for Plaintiff
Matter # FL-003312-23 –
Case # 2023-CA-006048
Nov. 28; Dec. 5, 2025 25-01807K

NOTICE OF SALE
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CC-003129-A000-BA
DINNER LAKE SHORES HOME OWNERS ASSOCIATION, INC. Plaintiff(s) VS. LATRISSA YOLANDA SPEARS, ET AL Defendant(s)
Notice is hereby given that pursuant to a Final Judgment entered on OCTOBER 2ND, 2025 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:
Lot 36, DINNER LAKE SHORES, PHASE ONE, according to the Plat thereof, as recorded in Plat Book 112, Page(s) 29 to 31, of the Public Records of Polk County, Florida.
to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 17 day of DECEMBER, 2025.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of the Court on this 12th day of November, 2025.
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By Ashley Saunders
Deputy Clerk
Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P. O. Box 9000
Bartow, FL 33831-9000
Nov. 28; Dec. 5, 2025 25-01798K

Nov. 28; Dec. 5, 2025 25-01807K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY,FLORIDA
PROBATE DIVISION
File No. 2025CP003246A000BA
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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 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: twalsers@walserlaw.com
November 21, 28, 2025 25-01771K

has been filed against you and you are required to serve a copy of your written 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 before December 16, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court this 7th day of November, 2025.
STACY M. BUTTERFIELD, CPA
As Clerk of the Court (SEAL) By A. Nieves
As Deputy Clerk
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03042
November 21, 28, 2025 25-01768K

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11/20/2025

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11/20/2025

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

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Marlene McGann 204 Royal Palm Way Haines City, Florida 33844 Attorney for Personal Representative: Patrick L. Smith, Attorney Florida Bar Number: 27044 179 N US Hwy 27, Suite F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail: becky@attorneypatricksmith.com November 21, 28, 2025 25-01770K

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION 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 representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death
by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. 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: info@sanchezlaw.com Attorney for Personal Representative November 21, 28, 2025 25-01779K

SECOND 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 CHARTER CLUB OF MARCO BEACH CONDOMINIUM 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 Foreclosure 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 Facsimile (941) 955-0317 Email: service@michaelbelle.com 49874 November 21, 28, 2025 25-01776K

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-001896 SOUTHWEST STAGE FUNDING, LLC D/B/A CASCADE FINANCIAL SERVICES, Plaintiff, v. ANNE M. SHANKS, et al., 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, 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 24, MONEYTREE RANCHETTES 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 SA4080005ALB. Property Address: 3564 Reagan 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. 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 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 25-01761K

SECOND INSERTION
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 Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-
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. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 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 November 21, 28, 2025 25-01769K

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. 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 SUBDIVISION PHASE I, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 71, PAGE 23 AND AN UNDIVIDED INTEREST 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 DESCRIBED IN INSTRUMENT
RECORDED IN OR BOOK 2463, PAGE 2057, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 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 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 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 25-327640 November 21, 28, 2025 25-01784K

SECOND 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, INC., 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 HOMEOWNERS 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 impaired, call 711. 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 November 21, 28, 2025 25-01777K

SECOND 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, UNKNOWN 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, ACCORDING 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

SECOND 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, CREDITORS, LIENORS AND TRUSTEES OF WILLIAM J. CRANE A/K/A WILLIAM JAMES CRANE, DECEASED 6730 ROCKY POINT RD, LAKE WALES, FL 33898 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: 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 00 DEGREE 36 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 33.0 FEET, RUN THENCE SOUTH 89 DEGREES 21 MINUTES EAST, PARALLEL TO THE NORTH
LINE OF SAID SECTION 33.0 FEET TO THE POINT OF BEGINNING, CONTINUE 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 DEGREES 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 Kronenberg, 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



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--- PUBLIC SALES / ESTATE / SALES / ACTIONS ---		
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. 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, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT 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 property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 3 OF LAKEHURST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12 AT PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 5.0 FEET THEREOF; BEING ALSO DESCRIBED AS A PORTION OF LOT 19 OF 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 EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY, BUT THIS PROVISION 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. Stacy 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 November 21, 28, 2025 25-01767K		
SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 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 POSSESSION Defendant(s). TO: YULI MILENA LAVERDE SANCHEZ LAST KNOWN ADDRESS: 415 RENEE 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 RECORDED IN PLAT BOOK 78, PAGE 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. . Property address: 415 Renee Drive, Haines City, FL 33844 You are required to file a written response 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, 2025. 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@padgettlawgroup.com TDP File No. 25-008202-1 November 21, 28, 2025 25-01765K		
SECOND 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		
SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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 ROBERT MORALEZ GONZALEZ A/K/A ROBERTO EMILIO GONZALEZ; ET AL, Defendants. TO: ALL UNKNOWN HEIRS, CREDITORS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THOROUGH, UNDER OR AGAINST 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 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 ROBERTO EMILIO GONZALEZ Last Known Address: UNKNOWN You are notified of an action to foreclose a mortgage on the following property in POLK County: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN POLK, FLORIDA, TO-WIT: LOTS 45 AND 46, SHADY OAK GLEN, AN UNRECORDED SUBDIVISION, DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF TRACT #7 OF WEBSTER & OMOHUNDRO SUBDIVISION 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 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 BEGINNING; 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 MORTGAGE SERVICES, LLC v. 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 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		
SECOND INSERTION		
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 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 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. NOTWITHSTANDING THE TIME PERIODS 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 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 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@pensacolaw.com kweston@pensacolaw.com November 21, 28, 2025 25-01792K		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA 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; 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 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 RECORDED 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, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Fb: /s/ Zachary Ullman FBn: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1485-471B November 21, 28, 2025 25-01795K		
SECOND INSERTION		
NOTICE OF PUBLIC SALE Notice is hereby given that on 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 FLFLM79B09775GB and all personal items located inside the mobile home. Last Tenant: Deborah Kay Butler, All Un-		
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. November 21, 28, 2025 25-01793K		
SECOND INSERTION		
ber 12, 2025, and in Case No. 2023CC005901 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which FOUNTAIN PARK HOMEOWNERS 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 bidder 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, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand this 19th day of November 2025. By: /s/ Karen J. Wonsetter Karen J. Wonsetter, 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.

Q&A

Who benefits from legal notices?

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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.

ber 12, 2025, and in Case No. 2023CC005901 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which FOUNTAIN PARK HOMEOWNERS 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 bidder 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, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand this 19th day of November 2025. By: /s/ Karen J. Wonsetter Karen J. Wonsetter, 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

01/28/27 2/25

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. 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 pursuant 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 SERVICING, LLC is the Plaintiff and VICTOR GABRIEL ALVARADO; ANGELA MARIA ALVARADO A/K/A ANGELA ALVARADO; SUNNOVA TE MANAGEMENT, LLC; HORSE CREEK HOMEOWNERS ASSOCIATION, INC.; HORSE CREEK AT CROSSWINDS PHASE 1 HOMEOWNERS ASSOCIATION, INC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on December 09, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 167, OF BELLA VITA PHASE 1A AND 1B-1, ACCORDING 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 Statutes, Section 45.031. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 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		

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property		
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: 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@delandattorneys.com Secondary E-Mail: service@delandattorneys.com November 21, 28, 2025 25-01780K		

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.: 2024CA001433000000 LAKEVIEW LOAN 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. 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 wit: LOT 2, DEERFIELD EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 5870 BAMBI DR, LAKELAND, FL 33809 IF YOU ARE A PERSON CLAIM-		
ING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 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 24-01032 November 21, 28, 2025 25-01782K		

SECOND 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 attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 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		

SECOND 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property		
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Jacke Schardon 11146 Moss Branch Road Bon Aqua, Tennessee 37025 Attorney for Personal Representative: 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@straughtnturner.com Secondary E-Mail: AHall@straughtnturner.com November 21, 28, 2025 25-01788K		

SECOND INSERTION		
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, GRANTEEES, 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, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DORIS INEZ WILLIAMS Last Known Address: 2515 Hebb Rd., Auburndale, 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 BEGINNING, LESS THE NORTH 25 FEET FOR ROAD RIGHT-OF-		
WAY. including the buildings, appurtenances, and fixture located 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 HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 November 21, 28, 2025 25-01785K		

SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 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 GIVEN 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 THEREOF 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 mortgage. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 11/13/2025 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		

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. 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		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 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, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B is the Plaintiff, and CHRISTOPHER FRANKLIN, CITY OF LAKELAND, A FLORIDA MUNICIPAL CORPORATION, ROBERT W. BARFIELD, D/B/A PEST STOP PEST MANAGEMENT, INC, and UNKNOWN TENANT #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		
wit: 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 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, (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, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com November 21, 28, 2025 25-01775K		