

POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: DECEMBER 29TH 2025: MEISNER PAINT & BODY INC 925 N MASSACHUSETTS AVE LAKELAND FL 33801 (863)687-8642 MV10526 2013 HYUNDAI KMHDDH4AEXDU510250 \$1,261.13, CERTIFIED MARINE 820 CREATIVE DR LAKELAND FL 33813 (863) 667-4999 1995 FMC FMCC33KKA595 \$2,688.62 CUSTOMER LAWERANCE ANTHONY SANDERS

December 5, 2025 25-01846K

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 Better Half Bargains located at 13888 Moore rd in the City of Lakeland, Polk, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of November, 2025

Kayla Drew

December 5, 2025 25-01856K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of CENTRAL FLORIDA WHOLESALE MORTGAGE SERVICES located at 5559 S SOSSAMAN RD BLDG #1, STE #101, MESA, ARIZONA 85212 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

December 5, 2025 25-01857K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: DECEMBER 29TH 2025: CERTIFIED MARINE 820 CREATIVE DR LAKELAND FL 33813 (863) 667-4999 1995 FMC FMCC33KKA595 \$2,688.62 CUSTOMER LAWERANCE ANTHONY SANDERS

December 5, 2025 25-01868K

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Friday the 19th day of December, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Surrett, Frances Bags, Clothes, Household Goods, Tools, Boxes, Hookah, Appliances; Clark, Audrey Totes, Kids Toys, Boxes, Christmas Deco, Clothes; Roberts, Clifton Dresser, Car Parts, Totes, Tools, Cords, Electronics, Bags, Cleaning Supplies, Boxes, Building Material, Yard Equipment, Tools and Workshop Sale is subject to cancellation in the event of settlement between owner and obligated party.

December 5, 12, 2025 25-01849K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003348

Division Probate

IN RE: ESTATE OF COLEEN G. VESTER

Deceased.

The administration of the estate of Coleen G. Vester, deceased, whose date of death was July 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:

Theresa Vester

466 Brunswick Drive

Davenport, Florida 33837

Attorney for Personal Representative:

Kimberly K. Muentner, Attorney

Florida Bar Number: 0078340

Mortellaro Law

4102 W. Linebaugh Avenue, Suite 100

Tampa, FL 33624

Telephone: (813) 367-1500

Fax: (813) 367-1501

E-Mail: kmuentner@mortellarolaw.com

Secondary E-Mail: kkmuentner@gmail.com

December 5, 12, 2025 25-01865K

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Friday the 19th day of December, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Williams, Tamika Bike, Deep Freezer, Bags, Boxes, Totes, Stroller, Clothes, Hamper; Coffey, Donna Clothes, Dresser, Hangers, Totes, Christmas Deco, Speaker, Household Goods, Misc, Furniture; Brown, Dana TV, Boxes, Bedding, Totes, Mini Freezer, Metal Racking, Household Goods, Electronics, Misc; Pena, Edward BOXES, BAGS, DECORATIONS, LAMP, BOOKS, TOTES, HOUSEHOLD GOODS, OTHERS; Klauder, Ryan Bedding, Boxes, TV, Pillows, Bags, Dresser, Household Goods, Misc, Sporting Goods; Stevens, Andrew TVs, Dresser, Punching Bag, Metal Racking, Bedding, Boxes, Totes, Fishing Poles, Stool, Chair, Household Goods, Furniture, Sporting Goods, Furniture, Tools and Workshop; Brady, Adam Totes, Boxes, Clothes, Bags, Metal Door Panels, Coffee Table, Shoes, Household Goods, Suitcase, Furniture, Sale is subject to cancellation in the event of settlement between owner and obligated party.

December 5, 12, 2025 25-01847K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File Number:

2025CP002527A000BA

IN RE: ESTATE OF BRIAN DAVID SCHWENNING,

Deceased.

The administration of the Estate of Brian David Schwenning, Deceased, whose date of death was August 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 33830-3912. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon 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 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 FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:

SHEILA SCOTT

3700 US HIGHWAY 17-92 NORTH, LOT A37

DAVENPORT, FL 33837

Attorney for Personal Representative:

BARRY A. DIAMOND, #471770

LAW OFFICES OF

BARRY A. DIAMOND, P.A.

Coral Springs Professional Campus

5541 N. University Drive, Suite 103

Coral Springs, Florida 33067

Telephone: (954) 752-5000

December 5, 12, 2025 25-01853K

FIRST INSERTION

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Westridge Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to 8529 South Park Circle, Suite 330, Orlando, FL 32819 (or by email bmendes@rizzetta.com) ("**District Manager**"), in an envelope marked on the outside "Auditing Services, Westridge Community Development District." Proposals must be received by 4:00 p.m. on February, 1, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager

December 5, 2025 25-01845K

FIRST INSERTION

ADVERTISEMENT OF SALE

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

FIRST INSERTION

NOTICE TO CREDITORS

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

CASE NO.: 2025CP002115A000BA

IN RE: ESTATE OF JAMES BRADLEY STAHL

Deceased.

The administration of the Estate of JAMES BRADLEY STAHL, deceased, whose date of death was May 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, Case Number 2025CP002115A000BA the address of which 3425 Lake Alfred Road, Winter Haven, FL 33881. The Estate is intestate. 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 upon 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is December 5, 2025.

BRITTANY DOMZAL,

Personal Representative

/s/ Brad H. Milhauser

Brad H. Milhauser, Esq.

Florida Bar No.: 28146

brad@floridatrustlaw.com

Anna R. Lieberman, Esq.

Florida Bar No.: 1048496

anna@floridatrustlaw.com

HUTH, PRATT & MILHAUSER, PLLC

Attorneys for Brittany Domzal

2500 North Military Trail, Suite 460

Boca Raton, Florida 33431

December 5, 12, 2025 25-01855K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File Number:

2025CP002527A000BA

IN RE: ESTATE OF PATRICIA ANN SHOEMAKER,

Deceased.

The administration of the Estate of Patricia Ann Shoemaker, Deceased, whose date of death was August 15, 2025, is pending in the Circuit Court for Okeechobee County, Florida, Probate Division, the address of which is 312 NW 3rd St, Okeechobee, FL 34972 The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon 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 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 FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:

BRIAN SHOEMAKER

3130 SE 38th AVENUE

OKEECHOBEE, FL 34974

Attorney for Personal Representative:

BARRY A. DIAMOND, #471770

LAW OFFICES OF

BARRY A. DIAMOND, P.A.

Coral Springs Professional Campus

5541 N. University Drive, Suite 103

Coral Springs, Florida 33067

Telephone: (954) 752-5000

December 5, 12, 2025 25-01854K

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, Solterra Resort Community Development District ("**District**") hereby gives notice of its intent to: (1) adopt Rule No. 1, its proposed Amended and Restated Rules of Procedure ("**Amended Rules**"); and (2) develop Rule No. 2 related to parking and parking enforcement on District property, with penalties including but not necessarily limited to towing ("**Parking Rules**").

The Amended Rules will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual 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 Rules is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended Rules includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Amended Rules include, but are not limited to, Sections 112.08,

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

PROBATE FILE NO. 2025CP- 003218A000BA

IN RE: Estate of LOGAN R. RANDOLPH,

Deceased.

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

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

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

The personal representative has no 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.

NOT WITHSTANDING 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 December 5, 2025.

Personal Representative:

Mary Randolph

4055 KY Hwy 70W

Eubank, KY 42567

Attorney for Personal Representative:

/s/ William J. Twyford

William J. Twyford, Esquire

Florida Bar No. 0782505

Twyford Law, LLC

Post Office Box 411

Winter Haven, Florida 33882

Tel: (863) 585-5283

e-mail: wjt@Twyfordlawllc.com

December 5, 12, 2025 25-01842K

112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2) (a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

The purpose and effect of the Parking Rules is to provide for efficient and effective District operations of District properties, including by setting rules relevant to implementation of the provisions of Section 190.035, *Florida Statutes*. The legal authority for the District to adopt the proposed Parking Rules include Chapters 120 and 190, *Florida Statutes*, as amended. The specific laws implemented in the Parking Rules include, but are not limited to, Sections 190.011, 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended.

A public hearing on the adoption of the Amended Rules and the Parking Rules will be conducted by the District on **January 9, 2026, at 10:00 a.m. at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837.**

A copy of the proposed Amended Rules, the Parking Rules and any material proposed to be incorporated by reference may be obtained by contacting the District Manager, Brian Mendes, at Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, FL 32819 (bmendes@rizzetta.com); Phone: 407-472-2471.

District Manager

Solterra Resort Community Development District

December 5, 2025 25-01843K

--- PUBLIC SALES / ESTATE / SALES / ACTIONS ---			
FIRST INSERTION		FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY CASE NO. 2025CA002478A000BA FBC MORTGAGE, LLC, Plaintiff, vs. YVONNE A BERNSTEIN, et al., Defendant. To: Cristina Taylor 9 Curzon Place, Old Fam Park - Milton Keynes, Buckinghamshire, United Kingdom MK78RC Gary Steven Boakes 9 Curzon Place, Old Fam Park - Milton Keynes, Buckinghamshire, United Kingdom MK78RC William Murray 752 Orchid Grove Blvd. Davenport, FL 33837 John M. Williams 752 Orchid Grove Blvd. Davenport, FL 33837 Gwilym Williams 752 Orchid Grove Blvd. Davenport, FL 33837 Miriam Johnston 752 Orchid Grove Blvd. Davenport, FL 33837 Colin Johnston 52 Orchid Grove Blvd. Davenport, FL 3383 Susan Goddard 752 Orchid Grove Blvd. Davenport, FL 33837 Andy Blatherwick 752 Orchid Grove Blvd. Davenport, FL 33837 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 175, ORCHID GROVE,</p>		<p>ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGES 10 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before January 1, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 25 day of November, 2025. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY: A. Nieves Deputy Clerk</p>	
<p>MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-12277FL December 5, 12, 2025 25-01840K</p>		<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY CASE NO. 2025CA002640A000BA UNITED SECURITY FINANCIAL CORP, Plaintiff, vs. ALBERTO QUESADA BARATUTE, et al., Defendant. To: Phoul Huynh 811 Shell Cracker Rd. Mims, FL 32754 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 1 OF UNRECORDED ROLLING OAKS RANCHES: COMMENCE AT THE SOUTH-WEST CORNER OF THE EAST 3/4 OF THE SOUTHEAST 1/4, SECTION 21, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, AM NORTH 00 DEGREES 35 MINUTES 16 SECONDS WEST 724.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 35 MINUTES 16 SECONDS WEST 412.03 FEET TO A POINT OF THE SOUTH-WESTERLY RIGHT OF WAY LINE OF LAKE HATCHINEHA ROAD (C.R. 542); THENCE RUN SOUTH 52 DEGREES 21 MINUTES 12 SECONDS EAST ALONG SAID SOUTH-WESTERLY RIGHT OF WAY LINE 255.00 FEET; THENCE RUN SOUTH 37 DEGREES 38 MINUTES 48 SECONDS WEST 323.65 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE MOBILE HOME LOCATED</p>	
<p>TAX ID: 27-26-10-701306-001430 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 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. 2024CA001168000000 File # 24-F00488 December 5, 12, 2025 25-01833K</p>		<p>THEREON: 2003 WAY-CROSS HOMES DOUBLE-WIDE MOBILE HOME, VIN NO. WHC012968GAA AND WHC012968GAB, TITLE NO. 90897936 AND 90898040 PARCEL NUMBER: 28-28-21-000000-024020 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 12/29/2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the day of NOV 20 2024. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY: Ruthy Pacheco Deputy Clerk</p>	
<p>MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-12239FL December 5, 12, 2025 25-01839K</p>		<p>NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CC002466 DEL WEBB ORLANDO HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. CARL TILLMAN BOYD & SHARONDA CODY BOYD, Defendants. Notice is given that under a Final Summary Judgment dated November 20, 2025, and in Case No. 2025CC002466 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which DEL WEBB ORLANDO HOMEOWNERS ASSOCIATION, INC., the Plaintiff and CARL TILLMAN BOYD & SHARONDA CODY BOYD 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 March 19, 2026, the following described property set forth in the Final Summary Judgment: Lot 131, Ridgewood Lakes - Phase 2 Village 14, according to the plat thereof as recorded in Plat Book 172, Pages 30 through 34 of the Public Records of Polk County, Florida.</p>	

FIRST INSERTION			
<p>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. 2025CA000265000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. LANA JEAN CUTTER A/K/A LANA JEAN CUTTER-SEHL, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 06, 2025 in Civil Case No. 2025CA000265000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Lana Jean Cutter a/k/a Lana Jean Cutter-Sehl, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOTS 9,10, 11 AND 12, BLOCK 1, HALL ESTATE SUBDIVI-</p>		<p>SION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10877FL December 5, 12, 2025 25-01834K</p>	

FIRST INSERTION			
<p>NOTICE TO CREDITORS IN THE CIRCUIT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001963A000BA IN RE: THE ESTATE OF: MARK E. OUELLETTE Deceased. The administration of the estate of MARK E. OUELLETTE, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court of Polk County, Florida Probate Division, the address of which is P.O. Box 9000, CC-4, 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 the decedent's estate must file their claims with the court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p>		<p>All other creditors of this decedent and other persons having claims or demands against the decedent's estate must file their claims with the 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOT WITHSTANDING 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 December 5, 2025. Personal Representative: Laurie H. Knapp 1 Youngs Ct, P.O. Box 14 Amesbury, MA 01913 Attorney for Personal Representative: MAE C. BRADSHAW, ESQ. sklawyers, pllc 1314 Cape Coral Pkwy E. Ste. 320 Cape Coral, FL 33904 Telephone: (239) 772-1993 Email: mbradshaw@sklawyers.net Florida Bar No. 888590 December 5, 12, 2025 25-01864K</p>	

FIRST INSERTION			
<p>NOTICE TO CREDITORS IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case.: 2025 CP 4077 IN RE: ESTATE OF NORRIS LEE JAY Deceased. The administration of the estate of NORRIS LEE JAY deceased, whose date of death was March 7, 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</p>		<p>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 December 5, 2025. Petitioner: Rodney Byron Griffin 221 Avis St, Rochester, NY, 14615 /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 December 5, 12, 2025 25-01871K</p>	

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LEGAL NOTICE

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ADDITIONAL NEWSPAPERS FOR THE C. STATE

Business
Observer

11/20/2025 9:47

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Rarely do consumers specifically search online for public notices.

11/20/2025 9:42

PUBLIC SALES / SALES / ACTIONS ---

FIRST INSERTION	
<p>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION</p> <p>CASE NO.: 532025CA003266A000BA</p> <p>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. RUBELQUI RAFAEL PERALTA POLANCO; et al Defendants.</p> <p>TO: RUBELQUI RAFAEL PERALTA POLANCO; 1290 NORMANDY DR HAINES CITY, FL 33844 UNKNOWN SPOUSE OF RUBELQUI RAFAEL PERALTA POLANCO; 1290 NORMANDY DR HAINES CITY, FL 33844 YANILSA MARIA ROSARIO; 1290 NORMANDY DR HAINES CITY, FL 33844 UNKNOWN SPOUSE OF YANILSA MARIA ROSARIO; 1290 NORMANDY DR HAINES CITY, FL 33844</p> <p>YOU ARE NOTIFIED that an action to foreclose to the following property in Polk County, Florida:</p> <p>LOT 19, COVERED BRIDGE AT LIBERTY BLUFF PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 196, PAGE(S) 26 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known</p>	
as 1290 NORMANDY DR, HAINES CITY, FL 33844.	
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before 1/2/2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
DATED on NOV 24, 2024.	
STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT (SEAL) By: Ruthy Pacheco DEPUTY CLERK	
SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd suite 302 Boca Raton FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff	
December 5, 12, 2025	25-01851K

FIRST INSERTION	
<p>NOTICE OF ACTION FORECLOSURE PROCEEDINGS- PROPERTY</p> <p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case #: 2025CA004486A000BA</p> <p>Division: 7</p> <p>Nationstar Mortgage LLC Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rosario F. Marin a/k/a Rosario Flores Marin a/k/a Rosario Marin f/k/a Rosario Flores, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al. Defendant(s).</p> <p>TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rosario F. Marin a/k/a Rosario Flores Marin a/k/a Rosario Marin f/k/a Rosario Flores, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al.</p> <p>Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:</p> <p>THE NORTH 120 FEET OF THE SOUTH 195 FEET OF THE WEST ONE-ACRE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUAR-</p>	
TER OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE WEST 12 FEET THEREOF. TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE WEST 12 FEET OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LESS THE SOUTH 75 FEET THEREOF. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1989, MAKE: FLEETWOOD, VIN#: FLFL-J79A08150HP AND VIN#: FLFLJ79B08150HP.	
more commonly known as 5418 Kirk Road, Bartow, FL 33830.	
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
Default Date 1/2/2026	
WITNESS my hand and seal of this Court on the day of NOV 26, 2025.	
Stacy M. Butterfield Circuit and County Courts (SEAL) By: Ruthy Pacheco Deputy Clerk	
LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 25-333676 FCO1 CXE	
December 5, 12, 2025	25-01863K

FIRST INSERTION	
<p>PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING</p> <p>The Board of Supervisors ("Board") of the Peace Crossing Community Development District ("District") will hold a regular meeting on December 15, 2025 at 11:30 a.m., at the City of Davenport, Tom Fellows Community Center, 207 North Blvd West, Davenport, Florida 33837 for the purpose of considering any business which may properly come before it.</p> <p>The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during normal business hours or by visiting the District's website, https://</p>	
peacecrossingcdd.net/.	
There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager	
December 5, 2025	25-01867K

AMENDED NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY GENERAL CIVIL DIVISION CASE NO: 53-2025-CA-000980-0000-0004 WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants. TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-	
ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY.	
Winslow's Point Community Development District (the "District") having filed its Complaint for validation of not to exceed \$36,185,000 Winslow's Point Community Development District Capital Improvement Revenue Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order	

FIRST INSERTION			
<p>BEFORE THE PUBLIC SERVICE COMMISSION INITIAL CUSTOMER NOTICE TO THE CUSTOMERS OF SUNSHINE WATER SERVICES COMPANY AND ALL OTHER INTERESTED PERSONS RE: DOCKET NO. 20250137-SU APPLICATION FOR A LIMITED PROCEEDING RATE INCREASE IN POLK COUNTY BY SUNSHINE WATER SERVICES COMPANY Issued: December 1, 2025</p> <p>Notice is hereby given, pursuant to Rule 25-30.446, Florida Administrative Code, that Sunshine Water Services Company has filed a petition for a sewer limited proceeding rate increase with the Florida Public Service Commission. The general reason for the requested increase is to recover the cost associated with the replacement of the Mid-County Wastewater Treatment Plant.</p> <p>Copies of the petition and minimum filing requirements are available for inspection at the following locations:</p> <table><tr><td>Management Office 200 Weathersfield Avenue Altamonte Springs, FL 32714-4099</td><td>Office Hours: Monday through Friday 8:00 a.m. to 5:00 p.m.</td></tr></table> <p>Any person who wishes to comment or provide information to Commission Staff may do so at the meetings, either orally or in writing. Other written comments regarding the Utility and the proposed rates, or requests to be placed on the mailing list for this case, may be directed to this address:</p> <p>Florida Public Service Commission Director, Office of Commission Clerk 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0870</p> <p>All correspondence should refer to "Docket No. 20250137-SU, Sunshine Water Services Company". Your letter will be placed in the correspondence file of this docket. You may also submit comments through the Florida Public Service Commission's toll-free facsimile line at 1-800-511-0809, the Commission's email at contact@psc.state.fl.us, or the Commission's website available at http://floridapsc.com/ConsumerAssistance/ComplaintForm.</p>		Management Office 200 Weathersfield Avenue Altamonte Springs, FL 32714-4099	Office Hours: Monday through Friday 8:00 a.m. to 5:00 p.m.
Management Office 200 Weathersfield Avenue Altamonte Springs, FL 32714-4099	Office Hours: Monday through Friday 8:00 a.m. to 5:00 p.m.		

If you wish to contact the Florida Public Service Commission regarding complaints about service, you may call the Commission's Division of Consumer Assistance and Outreach at the following toll-free number 1-800-342-3552.

The current and proposed rates are as follows:

SCHEDULE OF PRESENT AND PROPOSED WASTEWATER RATES		
	Present Rates	Proposed Rates
Residential Service (RS1) All Meter Sizes	\$40.59	\$45.99
Residential Charge per 1,000 gallons 8,000 gallon cap	\$6.48	\$7.34
Residential Service (RS2) - (Mid-County/Tierra Verde) All Meter Sizes (Bi-Monthly)	\$81.22	\$92.03

FIRST INSERTION	
<p>NOTICE OF SALE</p> <p>IN THE 10th JUDICIAL CIRCUIT COURT IN AND AND FOR POLK COUNTY, FLORIDA</p> <p>Case No. 2025-CA-000218</p> <p>VANDERBILT MORTGAGE FINANCE, INC., Plaintiff, vs. MARK DWAYNE GILMORE; JEANETTE MARLENE GILMORE; and UNKNOWN TENANT Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 25, 2025, entered in Case No. 2025-CA-000218 of the Circuit Court in and for Polk County, Florida, wherein MARK DWAYNE GILMORE, JEANETTE MARLENE GILMORE, and UNKNOWN TENANT are the Defendants, that Stacy M. Butterfield, CPA, the Clerk of Court, will sell to the highest and best bidder for cash, by electronic sale at at website www.polk.realforeclose.com, on December 29, 2025 at 10:00:00 AM, the following described real property as set forth in the Final Judgment:</p>	
Legal: TRACT NO. 10, SUNNYDELL FARMS (UNRECORDED), BEING IN AND A PART OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN EASTERLY ALONG THE NORTH SECTION LINE 2010 FEET TO THE POINT OF BEGINNING; CONTINUE EASTERLY 250 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST SECTION LINE, 710 FEET; THENCE SOUTHWESTERLY TO A POINT LYING 879 FEET FROM THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE WEST SECTION LINE, 879 FEET TO THE POINT OF BEGINNING, AND	

FIRST INSERTION	
<p>as directed by said Chapter 75, and the Court being fully advised in the premises:</p> <p>NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida (the "Parties"), appear on Wednesday, January 7, 2026, at 1:00 p.m. before the Honorable Michael P. McDaniel via Virtual Courtroom (Microsoft Teams - information below), and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at https://www.jud10.flcourts.org/virtual-courtroom-links/polk-civil and selecting the Polk Civil Division 04 Virtual Courtroom link, OR may dial in telephonically via Teams Meeting at 1-754-236-7165 and enter 496 259 409# as the Telephone Conference ID.</p>	
IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Amended Notice and Order to be published in a newspaper published and of general circulation in Polk County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.	
IT IS FURTHER ORDERED that by such publication of this Amended Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.	
ORDERED in Polk County, Florida on Monday, December 1, 2025. 53-2025-CA-000980-0000-00 12/01/2025 01:57:31 PM Michael McDaniel, Circuit Judge December 5, 12, 2025 25-01862K	

FIRST INSERTION			
Charge per 1,000 gallons 16,000 Gallon Cap	\$6.48	\$7.34	
Residential Service (RS3) Flat Rate	\$73.19	\$82.93	
Residential Service (RS4) - Mid-County/Tierra Verde Flat Rate (Bi-Monthly)	\$146.07	\$165.51	
General Service (GS1) 5/8" x 3/4" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 10"	\$40.59 \$60.89 \$101.48 \$202.95 \$324.72 \$649.44 \$1,014.75 \$2,029.50 \$3,247.20 \$5,885.55	\$45.99 \$68.99 \$114.99 \$229.96 \$367.94 \$735.88 \$1,149.81 \$2,299.61 \$3,679.38 \$6,668.88	
Charge per 1,000 gallons	\$7.79	\$8.83	
General Service (GS2) (Mid County and Tierra Verde) Bi Monthly 5/8" x 3/4" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 10"	\$81.38 \$122.07 \$203.45 \$406.90 \$651.04 \$1,302.08 \$2,034.50 \$4,069.00 \$6,510.40 \$11,800.10	\$92.21 \$138.32 \$230.53 \$461.06 \$737.69 \$1,475.38 \$2,305.28 \$4,610.56 \$7,376.89 \$13,370.62	
Charge per 1,000 gallons	\$7.79	\$8.83	
General Service (GS3) Flat Rate	\$73.19	\$82.93	
General Service (GS 4) - (Cross Creek HOA) Flat Rate - (905 ERCs)	\$66,236.95	\$75,052.67	
Residential Reuse Service (RRS1) All Meter Sizes	\$11.84	\$13.42	
Gallonaage Charge per 1,000 gallons	\$2.23	\$2.53	
Bulk Service (BS1) - (DeAnn Estates) All Meter Sizes - (58 ERCs)	\$2,354.22	\$2,667.55	
Gallonaage Charge per 1,000 gallons	\$6.48	\$7.34	
This notice was prepared by the Utility and approved by Commission staff for distribution by the Utility to its customers. If you have any questions, please call the Utility's office at 866-842-8432. December 5, 2025			25-01866K

FIRST INSERTION	
<p>BEGIN AT THE SOUTHWEST CORNER OF TRACT NO. 10 ABOVE AND RUN WESTERLY 1647.2 FEET; NORTHERLY 25 FEET; EASTERLY 1647.2 FEET; SOUTHERLY 25 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 2019 CMH MODEL MANUFACTURED HOME BEARING SERIAL NOS.: WHC-025169GAA AND WHC-025169GAB.</p> <p>NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p>	
NOTICE	

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

By: Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwwhite@deanmead.com secondary email: callender@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 5890057v1 December 5, 12, 2025 25-01861K



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FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CC-4557
TIVOLI RESERVE PROPERTY
OWNERS ASSOCIATION, INC., a
not-for-profit Florida corporation,
Plaintiff, vs.
CATHERINE RUIZ; UNKNOWN
SPOUSE OF CATHERINE RUIZ;
AND UNKNOWN TENANT(S),
Defendants.
NOTICE IS HEREBY GIVEN that,
pursuant to the Final Judgment entered
in this cause, in the County Court of
Polk County, Florida, Stacy Butterfield
Clerk of Court, will sell all the property
situated in Polk County, Florida de-
scribed as:
Lot 168, TIVOLI RESERVE
PHASE 3, according to the Plat
thereof as recorded in Plat Book
186, Pages 1 through 4, of the
Public Records of Polk County,
Florida, and any subsequent
amendments to the aforesaid.
A/K/A 1250 Augustus Drive,
Davenport, FL 33896
at public sale, to the highest and best
bidder, for cash, via the Internet at
www.polk.realforeclose.com at 10:00
A.M. on December 23, 2025
IF THIS PROPERTY IS SOLD AT
PUBLIC AUCTION, THERE MAY BE
ADDITIONAL MONEY FROM THE
SALE AFTER PAYMENT OF PER-
SONS WHO ARE ENTITLED TO BE
PAID FROM THE SALE PROCEEDS
PURSUANT TO THIS FINAL JUDG-
MENT.
IF YOU ARE A SUBORDINATE
LIENHOLDER CLAIMING A
RIGHT TO FUNDS REMAINING
AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK
NO LATER THAN 60 DAYS AFTER
THE SALE. IF YOU FAIL TO FILE A
CLAIM, YOU WILL NOT BE ENTI-
TLED TO ANY REMAINING FUNDS.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court 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.
MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
December 5, 12, 2025 25-01858K

FIRST INSERTION

NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-007052
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
RHONDA MICHELLE AKA
RHONDA RICHELLE
MICHELLE AKA
RHONDA R. MICHELLE , et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursu-
ant to an Order Rescheduling Foreclo-
sure Sale dated November 6, 2025, and
entered in Case No. 2023-CA-007052
of the Circuit Court of the Tenth Ju-
dicial Circuit in and for Polk County,
Florida in which U.S. Bank National
Association, is the Plaintiff and Rhonda
Michelle aka Rhonda Richelie Michelle
aka Rhonda R. Michelle, Florida Hous-
ing Finance Corporation, are defen-
dants, the Polk County Clerk of the
Circuit Court will sell to the highest
and best bidder for cash in/on online at
online at www.polk.realforeclose.com,
Polk County, Florida at 10:00am EST
on the December 23, 2025 the follow-
ing described property as set forth in
said Final Judgment of Foreclosure:
LOT 10, BLOCK 4, TRANQUIL-
ITY PARK SECOND RE -PLAT
, A SUBDIVISION ACCORD-
ING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK
27, PAGE 1, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.
A/K/A 1540 ROSELAWN ST
SW WINTER HAVEN FL 33880
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
Lis Pendens must file a claim 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 01 day of December, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813)221-4743
Fax: (813)221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/23-015457
December 5, 12, 2025 25-01872K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
POLK COUNTY
CIVIL DIVISION
Case No. 2018 CA 004630
Division 15
R P FUNDING, INC.
Plaintiff, vs.
BRUCE Q. DOUGLAS SR, TIFFANY
L. DOUGLAS, ELOISE COVE
COMMUNITY ASSOCIATION,
INC., STATE OF FLORIDA,
DEPARTMENT OF REVENUE,
SAMANTHA P. EBERTS, AND
UNKNOWN TENANTS/OWNERS,
Defendants.
Notice is hereby given, pursuant to
Amended Final Judgment of Foreclo-
sure for Plaintiff entered in this cause
on March 13, 2025, in the Circuit Court
of Polk County, Florida, Stacy M. But-
terfield, Clerk of the Circuit Court, will
sell the property situated in Polk Coun-
ty, Florida described as:
LOT 16, ELOISE COVE, AC-
CORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 134, PAGE(S) 14
AND 15, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.
and commonly known as: 1920 ELO-
ISE COVE DRIVE, WINTER HAVEN,
FL 33884; including the building,
appurtenances, and fixtures located
therein, at public sale at 10:00 A.M.,
on-line at www.polk.realforeclose.com
on JANUARY 23, 2026 to the highest
bidder for cash after giving notice as re-
quired by Section 45.031 F.S.
Any persons claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim
before the clerk reports the surplus as
unclaimed.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court 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: December 2, 2025
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
2018 CA 004630
328728/1808262/wll
December 5, 12, 2025 25-01860K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CA002371A000BA
MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY,
Plaintiff, vs.
RODNEY BRENNEMAN, AS
TRUSTEE OF DIXIE HIGHWAY
#205 LAND TRUST U/A/D
10/02/2024;
Defendants
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment in Mortgage Fore-
closure dated November 14, 2025, and
entered in Case No. 2025CA002371A-
000BA, of the Circuit Court of the
Tenth Judicial Circuit in and for POLK
County, Florida. MORTGAGE RE-
SEARCH CENTER, LLC D/B/A VET-
ERANS UNITED HOME LOANS, A
MISSOURI LIMITED LIABILITY
COMPANY, is Plaintiff and RODNEY
BRENNEMAN, AS TRUSTEE OF DI-
XIE HIGHWAY #205 LAND TRUST
U/A/D 10/02/2024, are defendants.
Stacy M. Butterfield, Clerk of Circuit
Court for POLK, County Florida will
sell to the highest and best bidder for
cash Via the Internet at www.polk.
realforeclose.com, at 10:00 a.m., on
the 13TH day of JANUARY, 2026, the
following described property as set
forth in said Final Judgment, to wit:
LOT 10, BLOCK 9, MAP OF

FIRST INSERTION

LENA-VISTA ADDITION TO
AUBURNDALE, A SUBDIVI-
SION, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 13, PAGES 42
AND 42A, OF THE PUBLIC
RECORDS OF POLK COUN-
TY, 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.
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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than 7 days; if you
are hearing or voice impaired, 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 Ave-
nue, Bartow, Florida 33830, (863)

FIRST INSERTION

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 pa-
tisipe nan pwosedi sa, ou kalifye san
ou pa gen okenn lajan pou w peye,
gen pwovizyon pou jwen kek ed. Tan-
pri kontakte the Office of the Court
Administrative, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686 nan 7 jou anvan dat ou
gen randevou pou parèt nan tribinal
la, oubyen imedyatman apre ou fin
resevwa konvokasyon an si lè ou gen
pou w parèt nan tribinal la mwens ke
7 jou; si ou gen pwoblèm pou w tande
oubyen pale, rele 711.
Dated this 26th 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/ J. Anthony Van Ness
J. Anthony Van Ness, Esq.
Florida Bar #: 391832
Email: TVanNess@vanlawfl.com
NS20751-25/sap
December 5, 12, 2025 25-01850K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CC005198000000
Truist Bank, successor by merger to
SunTrust Bank
Plaintiff, -vs.-
Frances M. Palau a/k/a Frances L.
Palau; Arlette C. Varela a/k/a Arlette
Varela; Maria Antonieta DeSouza;
Unknown Heirs, Devises, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Norma Rivera a/k/a
Norma Esther Rivera a/k/a Norma E.
Rivera a/k/a Norma Esther Mendez,
Deceased, and All Other Persons
Claiming by and Through, Under,
Against The Named Defendant (s);
Unknown Heirs, Devises, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Louise Mendez-Flores,
Deceased, and All Other Persons
Claiming by and Through, Under,
Against The Named Defendant
(s); Elizabeth Flores; Unknown
Spouse of Arlette C. Varela a/k/a
Arlette Varela; Unknown Spouse of
Elizabeth Flores; Florida Housing
Finance Corporation; City of
Lakeland, Florida; Clerk of Circuit
Court of Polk County, Florida;
Wilson Flores; Unknown Spouse
of Wilson Flores; PGSR Holdings
LLC; The Estate of Norma Rivera;
Luis Joel Miranda; Emmanuel
Miranda; Hector M. Berrios; Xavier
Mendez; Maria R. Berrios; Cielo
Berrios; Eddie Mendez; Oliver

FIRST INSERTION

Mendez; Mercedes Mendez; Carmen
Mendez; Annie Mendez; Burnilda
Mendez; Mercedes Mendez; Louis
Mendez-Flores; Unknown Spouse
of Luis Joel Miranda; Unknown
Spouse of Emmanuel Miranda;
Unknown Spouse of Hector M.
Berrios; Unknown Spouse of Xavier
Mendez; Unknown Spouse of Maria
R. Berrios; Unknown Spouse of
Cielo Berrios; Unknown Spouse of
Eddie Mendez; Unknown Spouse of
Oliver Mendez; Unknown Spouse of
Mercedes Mendez; Unknown Spouse
of Carmen Mendez; Unknown
Spouse of Annie Mendez; Unknown
Spouse of Burnilda Mendez;
Unknown Spouse of Mercedes
Mendez; Unknown Spouse of Louis
Mendez-Flores
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to order rescheduling foreclosure
sale or Final Judgment, entered in Civil
Case No. 2023CC005198000000 of the
Circuit Court of the 10th Judicial Circuit
in and for Polk County, Florida, wherein
Truist Bank, successor by merger to
SunTrust Bank, Plaintiff and Frances
M. Palau a/k/a Frances L. Palau are
defendant(s), I, Clerk of Court, Stacy
M. Butterfield, will sell to the high-
est and best bidder for cash at www.
polk.realforeclose.com at 10:00 A.M.
on December 19, 2025, the following
described property as set forth in
said Final Judgment, to-wit:
LOT 28, LAKE RIDGE, AC-
CORDING TO THE MAP

FIRST INSERTION

OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
122, PAGES 14 AND 15, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER
THAN THE PROPERTY OWNER
AS OF THE DATE OF THE LIS
PENDENS MUST FILE A CLAIM
NO LATER THAN THE DATE
THAT THE CLERK REPORTS
THE FUNDS AS UNCLAIMED.
If you are a person with a dis-
ability who needs any accommoda-
tion 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 appear-
ance, or immediately upon receiving
this notification if the time before the
scheduled appearance is less than 7
days; if you are hearing or voice im-
paired, call 711.
Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd.,
Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
23-329253 FC01 SUT
December 5, 12, 2025 25-01859K

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

SAVE TIME



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PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

LV20906_V22

ESTATE / SALES / ACTIONS

SECOND 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

SECOND 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

SECOND 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 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

SECOND 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
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
Nov. 28; Dec. 5, 2025 25-01801K

SECOND 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

SECOND 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

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.: 2025CA002776
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR
TREATY OAK MORTGAGE TRUST
Plaintiff(s), vs.
B & K NATIONWIDE
ENTERPRISES INC; ANKOOR
MUKESH PATEL; RAM
CONTRACTING SERVICES, INC.;
THE UNKNOWN TENANT IN
POSSESSION,
Defendant(s).

TO: ANKOOR MUKESH PATEL
LAST KNOWN ADDRESS:
10105 COURTNEY OAKS CIR
APT 201, TAMPA, FL 33619
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 4, BLOCK 3, LINCOLN PARK ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address: 109 D Street, Lake Wales, FL 33853

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.

12/29/2025 Default Date
DATED this the day of NOV 17, 2024.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Ruthy Pacheco
Deputy Clerk

Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-006218-2
Nov. 28; Dec. 5, 2025 25-01802K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT 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

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

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11/20/25 17

Q&A

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SECOND INSERTION	
<p>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</p>	<p>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:</p> <p>Certain real property, hereafter referred to as the “Property” and more particularly described in Exhibit “A”</p> <p>EXHIBIT “A”</p> <p>Certain real property, hereafter referred to as the “First Property” and more particularly described as follows:</p> <p>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.</p> <p>All improvements and structures now or hereafter erected on the First Property (including all replacements and additions);</p> <p>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</p>

SECOND INSERTION	
<p>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 corpora-</p>	<p>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:</p> <p>Certain real property, hereafter referred to as the “Property” and more particularly described in Exhibit “A”</p> <p>EXHIBIT “A”</p> <p>Certain real property, hereafter referred to as the “Second Property” and more particularly described as follows:</p> <p>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.</p> <p>All improvements and structures now or hereafter erected on the Second Property (including all replacements and additions);</p> <p>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;</p>

SECOND INSERTION	
<p>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</p>	<p>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 Third Set of Loan Documents (in relation to the Amount Owed Under Third Set of Loan Documents) to wit:</p> <p>Certain real property, hereafter referred to as the “Property” and more particularly described in Exhibit “A”</p> <p>EXHIBIT “A”</p> <p>Certain real property, hereafter referred to as the “Third Property” and more particularly described as follows:</p> <p>Property 1:</p> <p>Lot 171, 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.</p> <p>Property 2:</p> <p>Lot 135, 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.</p> <p>All improvements and structures now or hereafter erected on the Third Property (including all replacements and additions);</p> <p>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 Third Property or the buildings and</p>

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-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
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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance 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

SECOND 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 STA-
CY 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-
TRONIC SALE AT: WWW.POLK.
REALFORECLOSE.COM, at 10:00
A.M., on December 12, 2025, the fol-
lowing described property as set forth
in said Final Judgment, to wit:
THE FOLLOWING PROP-
ERTY SITUATED IN THE STATE
OF FLORIDA, COUNTY OF
POLK, DESCRIBED AS FOL-
LOWS:
THE WEST 210 FEET OF
THAT PART OF THE SW
1/4 OF SECTION 9, TOWN-
SHIP 30 SOUTH, RANGE
29 EAST, LYING SOUTH OF
OLD STATE ROAD #79 AND
NORTH OF HIGHWAY #60 AS
PRESENTLY LOCATED.
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.
If you are a person with a disabili-
ty 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately 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 19th day of November
2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 21-00429 CLNK
V6.20190626
Nov. 28; Dec. 5, 2025 25-01800K

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.: 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,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

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. 2023CA006191000000
WELLS FARGO BANK, NA, AS
TRUSTEE, ON BEHALF OF THE
HOLDERS OF STRUCTURED
ASSET MORTGAGE
INVESTMENTS II, INC., BEAR
STEARNS MORTGAGE FUNDING,
TRUST 2007-AR3, MORTGAGE
PASS THROUGH CERTIFICATES,
SERIES 2007-AR3,
Plaintiff, vs.
JEANIA M. RILEY; UNKNOWN
SPOUSE OF JEANIA M. RILEY;
DONNA M. PURNELL; UNKNOWN
SPOUSE OF DONNA M. PURNELL;
SOLIVITA COMMUNITY
ASSOCIATION, INC.; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)
NOTICE IS HEREBY GIVEN pursuant
to a Consent Final Judgment of Foreclo-
sure filed August 27, 2025 and entered
in Case No. 2023CA006191000000, of
the Circuit Court of the 10th Judicial
Circuit in and for POLK County, Flori-
da, wherein WELLS FARGO BANK,
NA, AS TRUSTEE, ON BEHALF OF
THE HOLDERS OF STRUCTURED
ASSET MORTGAGE INVESTMENTS
II, INC., BEAR STEARNS MORT-
GAGE FUNDING, TRUST 2007-
AR3, MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2007-AR3
is Plaintiff and JEANIA M. RILEY;
DONNA M. PURNELL; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY; SO-
LIVITA COMMUNITY ASSOCIA-
TION, INC.; are defendants. STACY
M. BUTTERFIELD, the Clerk of the
Circuit Court, will sell to the highest
and best bidder for cash BY ELEC-
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 7B1, 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 disabili-
ty 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately 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

SECOND 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,

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. 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:
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

SECOND INSERTION

RE-NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CA002312000000
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR NOVASTAR MORTGAGE
FUNDING TRUST, SERIES 2007-1
NOVASTAR HOME EQUITY LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2007-1,
Plaintiff, vs.
UNKNOWN HEIRS OF BENICE
CAJUSTE; BENSON CAJUSTE;
JEANEVEL CAJUSTE
Defendants
NOTICE IS HEREBY GIVEN pur-
suant to an Order Rescheduling the
Foreclosure Sale dated November
12, 2025, and entered in Case No.
2024CA002312000000, of the Circuit
Court of the Tenth Judicial Circuit in and
for POLK County, Florida. DEUTSCHE
BANK NATIONAL TRUST COMPA-
NY, AS TRUSTEE FOR NOVASTAR
MORTGAGE FUNDING TRUST,
SERIES 2007-1 NOVASTAR HOME
EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-1, is
Plaintiff and UNKNOWN HEIRS OF
BENICE CAJUSTE; BENSON CA-
JUSTE; JEANEVEL CAJUSTE, are de-
fendants. Stacy M. Butterfield, Clerk of
Circuit Court for POLK, County Florida
will sell to the highest and best bidder
for cash Via the Internet at www.polk.
realforeclose.com at 10:00 a.m., on
the 29TH day of DECEMBER, 2025,
the following described property as set
forth in said Final Judgment, to wit:
LOT 46, OF ROSEWOOD
MANOR, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 37,
AT PAGE 3, 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 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.
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 Ave-
nue, 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 patisiye nan
pwosedi 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. BroadwayAvenue, 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 lè ou gen
pou 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

SAVE TIME

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FLORIDA'S NEWSPAPER FOR THE C-SOUTH
Business
Observer

LV20906_V24

SECOND INSERTION				
<p>FOURTH NOTICE OF SALE IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p> <p>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.</p> <p>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:</p>	<p>Certain real property, hereafter referred to as the “Property” and more particularly described in Exhibit “A”.</p> <p>EXHIBIT “A”</p> <p>Certain real property, hereafter referred to as the “Fourth Property” and more particularly described as follows:</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>All improvements and structures now or hereafter erected on the Fourth Property (including all replacements and additions);</p> <p>All easements, rights of way, rights (including air, mineral, riparian, and development rights), franchises, tenements, appurtenances, leases, permits, licenses,</p>	<p>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;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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, in-</p>	<p>cluding 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”);</p> <p>All guaranties of the tenant’s performance under any of the Leases;</p> <p>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;</p> <p>All reserves, escrows, and deposit accounts maintained with respect to the Fourth Property;</p> <p>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;</p> <p>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”);</p> <p>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,</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>Dated this 21st day of November 2025.</p> <p>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</p> <p>Nov. 28; Dec. 5, 2025</p> <p>25-01827K</p>

SECOND INSERTION		SECOND INSERTION		SECOND 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		
	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 CAN-DLEWOOD DR, LAKELAND, 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
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		

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</p> <p>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).</p> <p>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:</p> <p>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.</p>	<p>Parcel I.D. No.: 23-29-24-141840-003030 a/k/a 6568 SWEETBRIAR LN</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>WITNESS my hand and the seal of the Court on this 10th day of November, 2025.</p> <p>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</p>
SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p> <p>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).</p> <p>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</p>	<p>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:</p> <p>ALL THAT PROPERTY SITUATE IN THE COUNTY OF POLK AND STATE OF FLORIDA DESCRIBED AS:</p> <p>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</p>
<p>33837 (the “Property”).</p> <p>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.</p> <p>IMPORTANT</p> <p>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</p>	
<p>impaired, call 711.</p> <p>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 Anyia 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</p>	

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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.

The History

How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

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ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be abandoned

when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.