

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of: Donna Clark, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Donna Clark will on December 29, 2025, at 10:00 a.m., at 981 Ulmer Rd., Lot 111, Frostproof, Polk County, Florida 33843, in Frostproof Mobile Village, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109.

Year/Make: 1985 OLYM HS
VIN No.: xj00290A
Title No.: 41175168
And All Other Personal Property Therein
December 12, 19, 2025 25-01896K

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date January 2nd, 2026 @ 10:00 AM at each individual repair facility.

41386 2012 Ford VIN#: 1FMHK8D-82CGA9248 Repair Facility: Midas of Winter Haven 1670 3rd St SW Winter Haven 863-875-7286 Lien Amt \$483.29
December 12, 2025 25-01880K

FIRST INSERTION

COUNTY NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 929584 from Central Florida Income Fund, LLC for Polk County Parcel ID(s) 25-30-05-000000-021050, 25-30-05-380000-000010, 25-30-05-380000-000030, 25-30-05-380000-000040, 25-30-05-380000-000050, 25-30-05-380000-000060, and 25-30-05-380000-000070. Application received: November 5, 2025. Proposed activity: Residential Subdivision. Project name: Bartow Tiny Homes. Project size: 4.12 acres. Location: Section 25, Township 30 S, Range 5 E, in Polk County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
December 12, 2025 25-01879K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Stephen Gady, desiring to engage in business under the fictitious name of Gady Family Management located at 6000 South Florida Ave #5502 Lakeland, Florida 33807 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 12, 2025 25-01881K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sir Gabriel Gulsere' located at P.O. Box 2328, 1057 FL Ave South, in the County of Polk, in the City of Lakeland, Florida 33803 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 09th day of December, 2025.
STARLIGHT PROSE LLC
December 12, 2025 25-01901K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of MOUNT ZION ALF located at: 5406 DELPHI HILLS CIRCLE in the city of Lakeland, FL 33812 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 8th day of December 2025.

OWNER:
MOUNT ZION HEALTHCARE,
USA, LLC
5406 DELPHI HILLS CIRCLE
LAKELAND, FL 33812
December 12, 2025 25-01890K

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 12, 2025 25-01887K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of: Colette Maltais will on December 29, 2025, at 9:30 a.m., at 375 Highway 630 W, Lot 2, Frostproof, Polk County, Florida 33843, in Frostproof Mobile Village, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109.
Year/Make: 2011 R-Vision HS
VIN No.: 51V1M1P20BW250182
Title No.: 152406852
And All Other Personal Property Therein
December 12, 19, 2025 25-01897K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that DZ1FLO MULTI GLOBAL CONGLOMERATE INC, OWNER, desiring to engage in business under the fictitious name of AUZMER RESEARCH located at 609 MIDFLORIDA DR, STE 3, LAKE-LAND, FLORIDA 33813 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 12, 2025 25-01889K

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 NetReaper Software located at 4120 shearwater street in the City of Lakeland, Polk, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of December, 2025
Daniel Plumley
December 12, 2025 25-01888K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Brandy's home Harmony housekeeping, located at 2113 king avenue, in the City of LAKELAND, County of Polk, State of FL, 33803, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 5 of December, 2025.
BRANDY NICHOLE WHITE
2113 king avenue
LAKELAND, FL 33803
December 12, 2025 25-01882K

FIRST INSERTION

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

File No. 53-2025CP-003995-A000-BA
Division 14
IN RE: ESTATE OF ANNE STUART PIPPING
Deceased.

The administration of the estate of Anne Stuart Pipping, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 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 December 12, 2025.

Personal Representatives:
Alice P. Skipper
1448 Fairhaven Drive
Lakeland, Florida 33803

Linda P. James
1973 Red Gate Drive
Bartow, Florida 33830
Attorney for Personal Representatives:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
December 12, 19, 2025 25-01877K

FIRST INSERTION

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

File No. 532025CP004071A000BA
Division 14
IN RE: ESTATE OF LOUISE PUGH,
Deceased.

The administration of the estate of Louise Pugh, deceased, whose date of death was October 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
ARGIE PUGH, JR.
732 Larue Court
Bartow, Florida 33830
Attorney for Personal Representative
RODOLFO SUAREZ, JR., ESQ.
Attorney
Florida Bar Number: 013201
9100 S Dadeland Blvd., Suite 1620
Miami, Florida 33156
Telephone: (305) 448-4244
Fax: (305) 448-4211
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
December 12, 19, 2025 25-01885K

FIRST INSERTION

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

File No. 532025CP003998A000BA
IN RE: ESTATE OF JANET HARGETT
Deceased.

The administration of the estate of Janet Hargett, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
Desiree Sanchez
605 E. Robinson Street, Suite 650
Orlando, FL 32801
Attorney for Personal Representative:
/s/ Desiree Sanchez
Desiree Sanchez
Florida Bar Number: 10082
SANCHEZ LAW GROUP PA
605 E. Robinson Street, Suite 650
Orlando, FL 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail:
info@sanchezlaw.com
December 12, 19, 2025 25-01886K

FIRST INSERTION

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

File No. 2025CP00355A000BA
Division Section 14
IN RE: ESTATE OF WARREN HOFFMAN
Deceased.

The administration of the estate of WARREN HOFFMAN, deceased, whose date of death was October 26, 2024, 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.

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

FIRST INSERTION

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

File No.: 2025-CP-003790
Division: Probate
IN RE: ESTATE OF LEE FLORENCE MCKEEL A/K/A MINNIE LEE MCKEEL
Deceased.

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 12, 2025.

Personal Representative:
Vicki M. Hatch
24 Baumen Pass
Gillette, Wyoming 82718
Attorney for Personal Representative:
SOUTHERN ATLANTIC
LAW GROUP, PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for Personal Representative
December 12, 19, 2025 25-01895K

DATE OF DEATH IS BARRED. The date of first publication of this notice is December 12, 2025.

Personal Representative:
ADRIAN HOFFMAN
638 Key Biscayne Ave.
Davenport, FL 33897

Attorney for Personal Representative:
STEVEN SERLE, ESQ.
Attorney for Petitioner
Florida Bar Number: 46736
Serle & Chapkin, PLLC
5820 N. Federal Highway
Boca Raton, Florida 33487
Telephone: (561) 912-3580
Fax: (561) 287-4991
E-Mail:
steve@thelegalproblemsolvers.com
jennifer@thelegalproblemsolvers.com
Secondary E-Mail: paralegal@thelegalproblemsolvers.com
December 12, 19, 2025 25-01894K

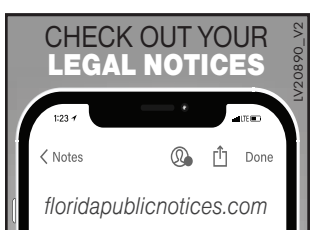
PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

or email legal@businessobserverfl.com



-- ACTIONS / SALES --

FIRST INSERTION

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

CASE NO.: 2025CA003976
PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. SCOTTIE BAXTER; GERALDINE KELLEY; VALARIE SUZANNE BAXTER A/K/A VALARIE BAXTER; et al., Defendant(s).

 TO: Scottie Baxter
 Last Known Residence: 5248 Timberlane Rd Lake Wales, FL 33898

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:

 LOT 45 OF AN UNRECORDED PLAT OF A SUBDIVISION OF PART OF ACREAGE LOT "A", TIMBERLANE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 506.76 FEET SOUTH AND 613.18 FEET EAST OF THE SOUTHWEST CORNER OF U.S. LOT 3, SECTION 8, TOWNSHIP 29 SOUTH, RANGE 28 EAST;
 THENCE NORTH 48°16'15" WEST, 90 FEET;
 THENCE NORTH 41°43'45" EAST, 165.01 FEET;

 THENCE SOUTH 38°48'15" EAST, 91.24 FEET;
 THENCE SOUTH 41°43'45" WEST, 150 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before January 9, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on DEC 03, 2025.

 Stacy M. Butterfield
 As Clerk of the Court
 (SEAL) By: A. Nieves
 As Deputy Clerk

 ALDRIDGE PITE, LLP,
 Plaintiff's attorney,
 401 W. Linton Blvd. Suite 202-B
 Delray Beach, FL 33444
 1457-1157B
 Ref# 13620
 December 12, 19, 2025 25-01900K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA000318000000
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs. NICHOLAS WAYNE JACOBO A/K/A NICHOLAS JACOBO; UNKNOWN SPOUSE OF NICHOLAS WAYNE JACOBO A/K/A NICHOLAS JACOBO; 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, GRANTEEES, 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 19, 2025 in Civil Case No. 2025CA000318000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and NICHOLAS WAYNE JACOBO A/K/A NICHOLAS JACOBO; UNKNOWN SPOUSE OF NICHOLAS WAYNE JACOBO A/K/A NICHOLAS JACOBO; 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, GRANTEEES, OR OTHER CLAIM-

ANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on January 20, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK B, LAKE GIBSON ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

IMPORTANT

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

Dated this 2nd day of December, 2025.

 ALDRIDGE PITE, LLP
 Attorney for Plaintiff
 401 W. Linton Blvd., Suite 202-B
 Delray Beach, FL 33444
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 FN: /s/ Zachary Ullman
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1184-2478B
 December 12, 19, 2025 25-01873K

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA002785A000BA
Trust Bank
Plaintiff, vs.
Monica A. Straus; Indian Lake Estates, Inc.; Unknown Spouse of Monica A. Straus
Defendants.

 TO: Monica A. Straus and Unknown Spouse of Monica A. Straus
 Last Known Address: 3850 Orchid Drive, Indian Lake Estates, FL 33855

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 6, BLOCK 202, INDIAN LAKE ESTATES, UNIT NO. 5, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL

33634, within thirty (30) days of the first date of publication on or before 1/5/2026, 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 26 2024.

 Stacy M. Butterfield
 As Clerk of the Court
 (SEAL) By Ruthy Pacheco
 As Deputy Clerk

 Julie York, Esquire,
 Brock & Scott, PLLC.,
 the Plaintiff's attorney,
 4919 Memorial Hwy, Suite 135,
 Tampa, FL 33634
 File # 25-F01645
 December 12, 19, 2025 25-01875K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CASE NO: 532025CA003324A000BA
CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, vs. MATTHEW P. BELL; et al., Defendants.

 TO: MATTHEW P. BELL
 3531 Majesty Loop
 Winter Haven, FL 33880
 UNKNOWN SPOUSE OF
 MATTHEW P. BELL
 3531 Majesty Loop
 Winter Haven, FL 33880
 UNKNOWN TENANT #1
 3531 Majesty Loop
 Winter Haven, FL 33880
 UNKNOWN TENANT #2
 3531 Majesty Loop
 Winter Haven, FL 33880

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:

LOT 22, QUEENS COVE PHASE 3A, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 98, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of the said Court on the 8th day of December, 2025.

 CLERK OF THE CIRCUIT COURT
 By: /s/ Ruth Pacheco
 Deputy Clerk
 (COURT SEAL)

 Philip Stecco, Esq.,
 Lender Legal PLLC,
 1800 Pembroke Drive, Suite 250,
 Orlando, Florida 32810
 December 12, 19, 2025 25-01899K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.:
532024CA002018000000
SERVIS ONE, INC. DBA BSI
FINANCIAL SERVICES,
Plaintiff, v.
LASHRAM RJ OZUNA;
UNKNOWN SPOUSE OF
LASHRAM RJ OZUNA; LEONOR
HERNANDEZ; UNKNOWN
SPOUSE OF LEONOR
HERNANDEZ; REO NETWORKS
LLC; ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated November 7, 2025 entered in Civil Case No. 532024CA002018000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and LASHRAM RJ OZUNA; LEONOR HERNANDEZ; REO NETWORKS LLC are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at www.polk.realforeclosure.com beginning at 10:00 AM on January 6, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 276, LAKE PIERCE RANCHETTES, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 21, PUBLIC RECORDS OF POLK COUNTY, FLORI-

FIRST INSERTION

RE-NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.
532023CA006279000000
CITADEL SERVICING
CORPORATION,
Plaintiff, vs.
1027 FANTASY LLC; EMMANUEL
MOHAMMED; UNKNOWN
PERSON IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed November 25, 2025 and entered in Case No. 532023CA006279000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein CITADEL SERVICING CORPORATION is Plaintiff and EMMANUEL MOHAMMED; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; 1027 FANTASY LLC; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on January 9, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, FANTASY ISLAND RE-SORT ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 190, PAGE(S) 45 AND 46, 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.

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

If you are a person with a disability who needs any accommodation in order to participate in this 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 10th day of December 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.: 23-01307 CSC
 V6.20190626

December 12, 19, 2025 25-01902K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CA000855000000
PENNYMAC LOAN
SERVICES, LLC;
Plaintiff, v.
GREGORY DOUGLAS READ,
AMBER WALKER, UNKNOWN
TENANT #1 IN POSSESSION OF
THE PROPERTY, UNKNOWN
TENANT #2 IN POSSESSION OF
THE PROPERTY, ET.AL;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Final Judgment of Foreclosure dated November 14, 2025, the Clerk of the Circuit Court for Polk County will sell to the highest and best bidder for cash beginning on December 29, 2025 at 10:00 AM via http://www.polk.realforeclose.com, the following described property:

Lots 14, 15, 16, 17, 18 and 19 in Block "A" of GIBSON HEIGHTS SUB, according to the plat thereof recorded in Plat Book 39, page 34 public records of Polk County, Florida.

Property Address: 5926 Crafton Dr, Lakeland, FL 33809

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

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

 Andrew Arias, FBN: 89501
 Attorneys for Plaintiff
 Marinosci Law Group, P.C.
 100 West Cypress Creek Road,
 Suite 1045
 Fort Lauderdale, FL 33309
 Phone: (954) 644-8704;
 Fax: (401) 262-2110
 ServiceFL@mlg-defaultlaw.com
 ServiceFL2@mlg-defaultlaw.com
 MLG No.: 23-06509 /
 CASE NO.: 2025CA000855000000
 December 12, 19, 2025 25-01874K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE #: 2019-CA-001191
DIVISION: 8
JPMorgan Chase Bank,
National Association
Plaintiff, vs.-
Gregory Louis Crumbly a/k/a
Gregory L. Crumbly a/k/a Gregory
Crumbly; Mary Moffa Crumbly
a/k/a Mary M. Crumbly a/k/a
Mary Crumbly a/k/a Mary Moffa;
Unknown Spouse of Gregory Louis
Crumbly a/k/a Gregory L. Crumbly
a/k/a Gregory Crumbly; JPMorgan
Chase Bank, National Association, as
successor in interest to Washington
Mutual Bank, a Federal Association;
Capital One Bank (USA), N.A.;
CitiBank, N.A., Successor in Interest
to CitiBank (South Dakota), N.A.;
Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,
Grantees, or Other Claimants;
Unknown Parties in Possession
#2, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,
Grantees, or Other Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019-CA-001191 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Gregory Louis Crumbly a/k/a Gregory L. Crumbly a/k/a Gregory Crumbly are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at 10:00 A.M. on January 6, 2026,

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA003801A000BA
NATIONSTAR MORTGAGE LLC ,
Plaintiff, vs.
VISHAL RAMJIT, et. al.
Defendant(s),

TO: LUIS RAUL MALDONADO EN-CARNACION,

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

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

LOT 17, LAKES AT LAUREL HIGHLANDS PHASE 2A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 186, PAGES 48 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1/5/2026 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this day of NOV 26 2025.

 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 (SEAL) BY: Ruthy Pacheco
 DEPUTY CLERK

 Robertson, Anschutz, Schneid,
 Crane & Partners, PLLC
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 25-323188

December 12, 19, 2025 25-01884K

the following described property as set forth in said Final Judgment, to-wit:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4, RUN NORTH ALONG THE EAST BOUNDARY THEREOF 313.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 40 MINUTES 40 SECONDS WEST 285.83 FEET, THENCE NORTH 0 DEGREES 23 MINUTES 40 SECONDS WEST 419.65 FEET, THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST 288.73 FEET, THENCE SOUTH 419.65 FEET TO THE POINT OF BEGINNING.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

 Submitted By:
 ATTORNEY FOR PLAINTIFF:
 LOGS LEGAL GROUP LLP
 750 Park of Commerce Blvd., Suite 130
 Boca Raton, Florida 33487
 (561) 998-6700
 (561) 998-6707
 18-317282 FC01 SLE
 December 12, 19, 2025 25-01903K

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA001234
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DANIEL LESLIE FINLEY; LOTTE M. FINLEY; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, 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 20, 2025 in Civil Case No. 2025CA001234, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and DANIEL LESLIE FINLEY; LOTTE M. FINLEY; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIMANTS are Defendants.
 The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on January 20, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT(S) 209, LAKESIDE LANDINGS PHASE ONE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 147, PAGES 45 THROUGH 55, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: 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 5th day of December, 2025.
ALDRIDGE PITE, LLP
 Attorney for Plaintiff
 401 W. Linton Blvd., Suite 202-B
 Delray Beach, FL 33444
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 By: /s/ Zachary Ullman
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1184-2473B
 December 12, 19, 2025 25-01891K

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
CASE NO.: 532025CA004403A000BA
AMERIHOM MORTGAGE COMPANY, LLC,
Plaintiff, vs.
GABRIELA ENID SANTIAGO; et al
Defendants.
 TO: GABRIELA ENID SANTIAGO; 1064 PLANTATION LANE DAVENPORT, FL 33896
 UNKNOWN SPOUSE OF GABRIELA ENID SANTIAGO; 1064 PLANTATION LANE DAVENPORT, FL 33896
 YOU ARE NOTIFIED that an action to foreclose to the following property in Polk County, Florida:
 LOT 110 OF FESTIVAL PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 187, PAGE(S) 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 1064 PLANTATION LANE, DAVENPORT, FL 33896
 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 1/12, 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 12/4, 2025.
STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
 (SEAL) By: Sebastian Irlanda
 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 12, 19, 2025 25-01893K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
Case No. 2025CA003608A000BA
PennyMac Loan Services, LLC
Plaintiff, vs.
Miranda Morris Foster a/k/a
Miranda M. Foster a/k/a
Miranda Morris; et al
Defendants.
 TO: Frederick Roy Byfield a/k/a Frederick Byfield and Unknown Spouse of Frederick Roy Byfield a/k/a Frederick Byfield
 Last Known Address: 9330 W McDowell Road, Phoenix, AZ 85037
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
 LOT 4, BLOCK 44, CASCADES PHASES IA AND IB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 193, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before January 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 November 26, 2025.
 Stacy M. Butterfield
 As Clerk of the Court
 (SEAL) By A. Nieves
 As Deputy Clerk
Julie York, Esquire,
Brock & Scott, PLLC.,
 the Plaintiff's attorney,
 4919 Memorial Hwy, Suite 135,
 Tampa, FL 33634
 File # 25-F02197
 December 12, 19, 2025 25-01876K

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication)
 IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2021-CP-3942
IN RE: ESTATE OF RONNIE DEAN TAYLOR,
Deceased.
 TO: ESTATE OF JERRY WARD TAYLOR
 Unknown
 YOU ARE NOTIFIED that a Petition for Order Authorizing Sale of Real Property has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612
 Dec. 12, 19, 26, 2025; Jan. 2, 2026
 25-01898K
 Suite B, Tampa, FL 33612 on or before 1/16/2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
 Signed on this day of 12/08/2025.
STACY M. BUTTERFIELD
 As Clerk of the Court
 (SEAL) By: Leslie Cunningham
 As Deputy Clerk
Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
 1312 W. Fletcher Avenue, Suite B,
 Tampa, FL 33612
 Dec. 12, 19, 26, 2025; Jan. 2, 2026
 25-01898K

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE AND THE AMENDED AND RESTATED RULES RELATING TO PARKING ENFORCEMENT OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
 A public hearing will be conducted by the Board of Supervisors of Solterra Resort Community Development District ("District") on **January 9, 2026, at 10:00 a.m. at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837.** Prior Notice of Rule Development was published in The Business Observer on December 5, 2025.
 In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public 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 and Restated Rules of Procedure may address topics such 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, pre-qualification, 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.
 Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 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, 255.0992, 255.0525, 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 District operations as provided for in Section 190.035, Florida Statutes. Specific legal authority for the Policy includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5),

190.012(2)(d), and 120.54, 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.
 The public hearing will provide an opportunity for the public to address the Amended Rules and the Parking Rules. A copy of the proposed Amended and Restated Rules of Procedure, 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's Office").
 Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.
 The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.
 Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.
 District Manager
 Solterra Resort Community Development District
 Run Date: 12/12/2025
 December 12, 2025 25-01878K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
CASE NO.: 2024-CA-001592
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
ANGELAH NICHOLE PIETRO,
et al.,
Defendants.
 NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on December 2, 2025 in Case No. 2024-CA-001592 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and ANGELAH NICHOLE PIETRO, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, INDEPENDENT SAVINGS PLAN COMPANY DBA ISPC, and TOWER PALMS HOMEOWNERS ASSOCIATION, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 16th day of January 2026, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:
 LOT 10, TOWER PALMS, ACCORDING TO THE PLAT

THEREOF, RECORDED IN PLAT BOOK 171, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Also known as 5662 TOWER PALMS LN, LAKE LAND, FL 33811 (the "Property"), together with all existing or subsequently erected or affixed buildings, improvements and fixtures.
 Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.
 If you are a person with a disability who needs any accommodation in this proceeding 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 8th day of December 2025
Sokolof Remtulla, LLP
 By: /s/ Benjamin D. Ladouceur
 Benjamin D. Ladouceur, Esq.
 Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP,
 1800 NW Corporate Blvd., Ste. 302,
 Telephone: 561-507-5252
 E-mail: pleadings@sokrem.com,
 Counsel for Plaintiff
 December 12, 19, 2025 25-01892K



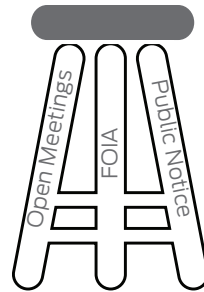
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
 HILLSBOROUGH • PASCO
 PINELLAS • POLK • LEE
 COLLIER • CHARLOTTE
 FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 LV20906_V19

PUBLISH YOUR LEGAL NOTICE
 Call **941-906-9386** and select the appropriate County name from the menu option
 or email **legal@businessobserverfl.com**
 FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 LV20906_V19

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



Accessibility



Independence

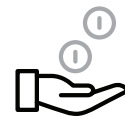


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in **all 50 states**



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
POLK COUNTY
CASE NO. 2024CA003853000000
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
MELISSA N COLAMARCO A/K/A
MELISSA COLAMARCO, et al.,
Defendant.
To the following Defendant: L4E LLC
175 Sarasota Center Blvd.,
Sarasota, FL 34240
YOU ARE HEREBY NOTIFIED
that an action to foreclose Mortgage
covering the following real and personal
property described as follows, to-wit:
LOT 23, NORTHRIDGE RE-
SERVE, ACCORDING TO THE
MAP OR PLAT THEREOF RE-
CORDED IN PLAT BOOK 173,
PAGE 21, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.

has been filed against you and you
are required to file a copy of your
written defenses, if any, to it on
Nicholas J Vanhook, Esq., 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 December 25, 2025, a
date which is within thirty (30) days
after the first publication of this No-
tice in Business Observer and file the
original with the Clerk of this Court
either before service on Plaintiff's
attorney or immediately thereafter;
otherwise a default will be entered
against you for the relief demand in
the complaint.
If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance. Please
contact the Office of the Court 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.
WITNESS my hand and seal of said
Court on the 18 day of November, 2025.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: A. Nieves
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-10760FL
December 5, 12, 2025 25-01838K

--- ESTATE / SALES ---

SECOND INSERTION

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

file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is 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

SECOND INSERTION

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 Sum-
mary Judgment dated November 20,
2025, and in Case No. 2025CC002466
of the Circuit Court of the Tenth Ju-
dicial Circuit in and for Polk County,
Florida, in which DEL WEBB OR-
LANDO HOMEOWNERS ASSOCIA-
TION, 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 de-
scribed 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.

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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
WITNESS my hand this 25th day of
November 2025.
By: /s/ Karen J. Wonsetler
Karen J. Wonsetler, Esq.
Florida Bar No. 140929
WONSETLER & WEBNER, P.A.
717 North Magnolia Avenue
Orlando, FL 32803
Primary E-Mail for service:
Pleadings@kwpalaw.com
Secondary E-Mail:
office@kwpalaw.com
(P) 407-770-0846 (F) 407-770-0843
Attorney for Plaintiff
December 5, 12, 2025 25-01835K

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. 2024CA001168000000
NewRez LLC d/b/a Shellpoint
Mortgage Servicing,
Plaintiff, vs.
Burnice Shane Bernard, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order Re-
scheduling Foreclosure Sale, entered in
Case No. 2024CA001168000000 of the
Circuit Court of the TENTH Judicial
Circuit, in and for Polk County, Florida,
wherein NewRez LLC d/b/a Shellpoint
Mortgage Servicing is the Plaintiff and
Burnice Shane Bernard; Solterra Resort
Homeowners Association, Inc. 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 15th day of January,
2026, the following described property
as set forth in said Final Judgment, to
wit:
LOT 143, SOLTERRA PHASE
2A1, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
158, PAGE(S) 50, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

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 or-
der to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court 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. 2024CA001168000000
File # 24-F00488
December 5, 12, 2025 25-01833K

NEW NEIGHBORS

WE ALL LOVE DOGS,
but when there
are plans to put
a new kennel
on the property
next to your
house...

WOULDN'T YOU WANT TO KNOW?



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Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

PUBLIC NOTICE DAY JAN 24 2018

FLORIDA PRESS ASSOCIATION

FLORIDA PUBLIC NOTICES
WWW.FLORIDAPUBLICNOTICES.COM

FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer

FloridaPublicNotices.com

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Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

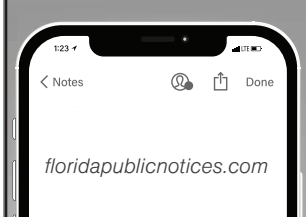
PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES



floridapublicnotices.com

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
POLK COUNTY
CIVIL DIVISION
Case No. 2018 CA 004630
Division 15
R P FUNDING, INC.

Plaintiff, vs.
BRUCE Q. DOUGLAS SR, TIFFANY L. DOUGLAS, ELOISE COVE COMMUNITY ASSOCIATION, INC., STATE OF FLORIDA, DEPARTMENT OF REVENUE, SAMANTHA P. EBERTS, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on March 13, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 16, ELOISE COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 1920 ELOISE COVE DRIVE, WINTER HAVEN, FL 33884; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realestate.com on JANUARY 23, 2026 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated: 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

SECOND 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

SECOND 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

SECOND 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:
kkmuenter@gmail.com
December 5, 12, 2025 25-01865K

SECOND 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

SECOND 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 is 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 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 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

SECOND INSERTION

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

as directed by said Chapter 75, and the Court being fully advised in the premises:

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.**

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

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on 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, 2008 Olive St, Lakeland, FL, 33815. Honaker, Charles D. Art, Lamps, Cleaning Supplies, Chairs, Music Stand, Garden Supplies, Household Goods, Furniture, Boxes, Tools, Electronics, Misc Sale is subject to cancellation in the event of settlement between owner and obligated party.
December 5, 12, 2025 25-01848K

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
CASE NO.:
532025CA003266A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
RUBELQUI RAFAEL PERALTA POLANCO; et al
Defendants.
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 UNKNOWN SPOUSE OF YANILSA MARIA ROSARIO; 1290 NORMANDY DR HAINES CITY, FL 33844

YOU ARE NOTIFIED that an action to foreclose on the following property in Polk County, Florida:
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

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

SAVE TIME

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

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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA003687A000BA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
ADAM C. ALBRITTON, et. al.
Defendant(s).
TO: ADAM C. ALBRITTON, UNKNOWN SPOUSE OF ADAM C. ALBRITTON,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
THE EAST 1/2 OF LOT 24 AND ALL OF LOT 25, BLOCK

F, WINTERSET GARDENS FIRST ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before January 1, 2026 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court at Polk County, Florida, this 25 day of November, 2025.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT (SEAL) BY: ASUNCION NIEVES DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-250229
December 5, 12, 2025 25-01841K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA002636A000BA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
KARIM NASIR JACKSON A/K/A KARIM JACKSON, et al.,
Defendant.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST BERT W. JACKSON JR. A/K/A BERT JACKSON JR. A/K/A BERT WILLIAM JACKSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
(RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property:
LOT 10, BRAIRGROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before November 19, 2025 a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court this 13 day of October, 2025
STACY BUTTERFIELD, CPA
CLERK OF COURT OF POLK COUNTY (SEAL) By A. Nieves
As Deputy Clerk
Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-12180FL
December 5, 12, 2025 25-01870K

SECOND 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 Foreclosure 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 RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, is Plaintiff and RODNEY BRENNEMAN, AS TRUSTEE OF DIXIE 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

LENA-VISTA ADDITION TO AUBURNDALE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 42 AND 42A, 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.
Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, 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 Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863)

534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, 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 le 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

SECOND 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, Devisees, 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, Devisees, 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

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 Louise Mendez-Flores Defendant(s).
NOTICE IS HEREBY GIVEN pursuant 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 highest 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, ACCORDING TO THE MAP

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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
23-329253 FCO1 SUT
December 5, 12, 2025 25-01859K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025CA-002428-000 - U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHIRLEY ANN COLSON A/K/A SHIRLEY ANN FOSBENDER; FLORIDA HOUSING FINANCE CORPORATION; BRADLEY BOWEN; GREG BOWEN A/K/A PAUL GREGORY BOWEN, SR.; JILL BROWN; ANNE MARIE CHAFFIN; JACK COLSON; MICHELE TESSIER; UNKNOWN TENANT
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of

the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 29 day of December, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 8, BLOCK 4, AZALEA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 745 MARION PL, BARTOW, FL 33830
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 21 day of November 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-02319
December 5, 12, 2025 25-01836K

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA004174000000
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PRPM 2022-INV1,
Plaintiff, vs.
DARRIAN CRUMBLEY, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 12, 2025 and entered in Case No. 2024CA004174000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein DORCAS CRUMBLEY AND DARRIAN CRUMBLEY, 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 December 17, 2025 at 10:00am, the following de-

scribed real property as set forth in said Final Judgment, to wit:
LOT 88, THE PINES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
and commonly known as: 611 LIMBER LANE, LAKELEND, FL 33810 (the "Property").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
IMPORTANT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court ap-

pearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christopher Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
December 5, 12, 2025 25-01837K

SECOND INSERTION

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 on whom a copy of this notice is required to be served, must file their claims with this COURT WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of 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.
Klawns, 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

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on 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, Cordless, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 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-

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
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Phone: (407) 674-1850
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Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10877FL
December 5, 12, 2025 25-01834K

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on 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; Klaunder, 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

