

# Public Notices

# Business Observer

PAGES 17-24

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DECEMBER 19 - DECEMBER 25, 2025

## POLK COUNTY LEGAL NOTICES

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

#### FIRST INSERTION

##### NOTICE OF RULE DEVELOPMENT BY THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Saddle Creek Preserve of Polk County Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. SCP-R0006, to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public 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.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient

and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.01(5), 190.01(15) and 190.035, *Florida Statutes* (2025). 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, 190.01(3), 190.01(5), 190.01(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes* (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Heath Becket at the District Manager's Office by mail at c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, by telephone at (321) 263-0132, or by email at [hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com).

District Manager  
Saddle Creek Preserve of Polk County  
Community Development District  
December 19, 2025 25-01921K

#### FIRST INSERTION

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

File No. 2025CP004028A000BA  
IN RE: ESTATE OF  
GAVIN MICHAEL ROBERSON  
Deceased.

The administration of the estate of Gavin Michael Roberson, deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, Florida 33820. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 19, 2025.

##### Personal Representative:

**Richard Roberson**  
147 S. Martin Road  
Lake Wales, FL 33859

Attorney for Personal Representative:  
William M. Bromley, Esq.  
Florida Bar Number: 123502  
FOX ROTHSCHILD LLP  
777 S. Flagler Dr. Suite 1700  
West Tower  
West Palm Beach, FL 33401  
Telephone: (561) 835-9600  
E-Mail: [wbromley@foxrothschild.com](mailto:wbromley@foxrothschild.com)  
Secondary E-Mail:  
[bjosaphouitch@foxrothschild.com](mailto:bjosaphouitch@foxrothschild.com)  
December 19, 26, 2025 25-01919K

#### FIRST INSERTION

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

Case No.: 25-CP-003498  
IN RE: ESTATE OF  
SUSAN MARIE MOTTRAM  
Deceased.

The administration of the estate of SUSAN MARIE MOTTRAM, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN

IN 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 19, 2025.

##### Personal Representative(s):

**Loren Mottram**  
Personal Representative  
114 E Belvedere St,  
Lakeland FL, 33803

Attorney for Personal Representative:  
/s/ Felix G Montanez  
Montanez Law Firm  
Ameriah S. Bonds, Esq.  
Fla. Bar # 99892  
Ameriah S. Bonds, Esq.  
Fla. Bar # 1054174  
Eric J. Hall, Esq.  
Fla. Bar # 1054199  
2114 W. Columbus Dr.  
Tampa, FL 33607  
[service@montanezlawfirm.com](mailto:service@montanezlawfirm.com)  
(813)-816-2828  
December 19, 26, 2025 25-01918K

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 01/12/2026 AT 08:00 AM THE FOLLOWING VEHICLE(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: DOCTOR PARTS INC 3KP-F24AD5KE12087 2019 KIA 6529.13 TEL: 813-697-1791 MV#: MV110010 LOCATION: 3435 RECKER HWY WINTER HAVEN, FL 32880/

December 19, 2025 25-01922K

NOTICE IS HEREBY GIVEN THAT ON 01/12/2026 AT 08:00 AM THE FOLLOWING VEHICLE(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: DOCTOR PARTS INC 3KP-F24AD5KE12087 2019 KIA 6529.13 TEL: 813-697-1791 MV#: MV110010 LOCATION: 3435 RECKER HWY WINTER HAVEN, FL 32880/

December 19, 2025 25-01922K

The personal representative has no

#### FIRST INSERTION

##### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP004040A000BA Division Probate IN RE: ESTATE OF DOROTHY CHRISTINE BATTAGLIA A.K.A. DOROTHY C. BATTAGLIA Deceased.

The administration of the Estate of Dorothy Christine Battaglia a.k.a. Dorothy C. Battaglia, Deceased, whose date of death was April 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.

#### 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is December 19, 2025.

##### Personal Representative:

**Thomas M. Jaronski**  
1203 Reins Circle  
New Hope, PA 18938

Attorney for Personal Representative:  
Daniel S. Henderson  
E-Mail Addresses:  
[dan@hendersonsachs.com](mailto:dan@hendersonsachs.com)  
[ana@hendersonsachs.com](mailto:ana@hendersonsachs.com)  
Florida Bar No. 725021  
Henderson Sachs, PA  
8240 Exchange Drive, Suite C6  
Orlando, FL 32809  
Telephone: 407-850-2500  
December 19, 26, 2025 25-01931K

#### FIRST INSERTION

##### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP003555A000BA 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.

The date of first publication of this notice is December 19, 2025.

NOTICE IS HEREBY GIVEN that 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.

The date of first publication of this notice is December 19, 2025.

NOTICE IS HEREBY GIVEN that 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.

The date of first publication of this notice is December 19, 2025.

NOTICE IS HEREBY GIVEN that 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.

The date of first publication of this notice is December 19, 2025.

NOTICE IS HEREBY GIVEN that 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.

The date of first publication of this notice is December 19, 2025.

NOTICE IS HEREBY GIVEN that 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.

The date of first publication of this notice is December 19, 2025.

NOTICE IS HEREBY GIVEN that 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

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
CASE NO.  
532023CA000655000000

PENNYMAC LOAN  
SERVICES, LLC;

Plaintiff, v.

UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
SURVIVING SPOUSE, GRANTEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHER PARTIES CLAIMING AN  
INTEREST IN THE ESTATE OF  
MARY E. LANTRIP A/K/A MARY  
ELAINE LANTRIP, ET AL;

Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the order granting plaintiff's motion to reschedule foreclosure sale dated November 25, 2025, the Clerk of the Circuit Court for Polk County will sell to the highest and best bidder for cash beginning on January 9, 2026 at 10:00 AM via <http://www.polk.realforeclose.com>, the following described property:

Lot 19, SUNRIDGE ACRES, a subdivision according to the plat thereof recorded in Plat Book 83, Page 24, of the Public Records of Polk County, Florida.

Property Address:

314 Skyblue Ln,  
Auburndale, FL 33823-0000

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  
ED 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.: 21-03911/  
CASE NO.: 532023CA000655000000  
December 19, 26, 2025 25-01909K

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT, IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 2024CA003036000000  
LOANDEPOT.COM, LLC,  
Plaintiff, vs.

ANGELA MARRERO; FRANCISCO  
MARRERO; THE RIDGE AT  
SWAN LAKE HOMEOWNERS  
ASSOCIATION, INC.; UNKNOWN  
PERSON(S) IN POSSESSION OF  
THE SUBJECT PROPERTY,  
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 12, 2025 and entered in Case No. 2024CA003036000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and ANGELA MARRERO; FRANCISCO MARRERO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC.; 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.REALFORCLOSE.COM, at 10:00 A.M., on January 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 61, THE RIDGE AT SWAN  
LAKE, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK  
146, PAGES 38 THROUGH 40,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF POLK COUNTY,  
FLORIDA.

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

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 12th 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.: 24-00711 LND  
V6.20190626  
December 19, 26, 2025 25-01913K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 532025CP004118A00BA  
IN RE: THE ESTATE OF:  
LEE ANN GARVIE,  
Deceased.

The administration of the estate of LEE ANN GARVIE, deceased, whose date of death was February 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker St., Room 240, Lakeland, FL 33801-1929. 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.

## NOTICE

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

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

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

Richard S. Garvie  
Personal Representative  
19415 Via Del Mar, Apt. 06107  
Tampa, FL 33647

Kraig H. Koach, Esq.  
Koach Law Firm, PA  
2639 Fruitville Road,  
Suite 302  
Sarasota, FL 34237  
(941) 951 1234  
Florida Bar No. 0510830  
Email Address: khk@koachlaw.com  
Attorney for Personal Representative  
December 19, 26, 2025 25-01946K

## FIRST INSERTION

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

CASE NO.: 2025-CA-004432  
GREY LINE INVESTMENTS, LLC,  
Plaintiff, v.

WILMA PHENESTOR; THE  
ESTATE OF WILMA PHENESTOR;  
UNKNOWN HEIRS OF WILMA  
PHENESTOR; UNKNOWN  
SPOUSE OF WILMA PHENESTOR;  
JOHNNY L. WILLIAMS, SR.;  
THE ESTATE OF JOHNNY L.  
WILLIAMS, SR.; UNKNOWN  
HEIRS OF JOHNNY L. WILLIAMS,  
SR.; AND UNKNOWN SPOUSE OF  
JOHNNY L. WILLIAMS, SR.;  
Defendants.

TO: WILMA PHENESTOR  
1639 NORMAN DR.

LAKELAND, FLORIDA 33805  
ESTATE OF WILMA PHENESTOR

1639 NORMAN DR.

LAKELAND, FLORIDA 33805  
UNKNOWN HEIRS OF WILMA  
PHENESTOR

1639 NORMAN DR.

LAKELAND, FLORIDA 33805  
UNKNOWN SPOUSE OF WILMA  
PHENESTOR

1639 NORMAN DR.

LAKELAND, FLORIDA 33805  
UNKNOWN HEIRS OF WILMA  
PHENESTOR

1639 NORMAN DR.

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UNKNOWN SPOUSE OF WILMA  
PHENESTOR

1639 NORMAN DR.

LAKELAND, FLORIDA 33805  
UNKNOWN SPOUSE OF W

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

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP003320  
Division Probate  
IN RE: ESTATE OF  
JOHN JOSEPH NUZZI  
A.K.A. JOHN J. NUZZI  
Deceased.

The administration of the Estate of John Joseph Nuazzi a.k.a. John J. Nuazzi, Deceased, whose date of death was February 22, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830-3912. 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.

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT, IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 2024CA003272000000  
MCLP ASSET COMPANY, INC.,  
Plaintiff, vs.  
IVY'S FINEST LLC; AMY WALTER-  
HANSON; BELLA PIAZZA  
CONDOMINIUM ASSOCIATION  
OF DAVENPORT, INC.; BERRY  
TOWN CENTER PROPERTY  
OWNERS' ASSOCIATION,  
INC.; UNKNOWN PERSON IN  
POSSESSION OF THE SUBJECT  
PROPERTY,  
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 12, 2025 and entered in Case No. 2024CA003272000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein MCLP ASSET COMPANY, INC. is Plaintiff and AMY WALTER-HANSON; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; IVY'S FINEST LLC; BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC.; BERRY TOWN CENTER PROPERTY OWNERS' ASSOCIATION, INC.; 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.POLKREALFORECLOSE.COM, at 10:00 A.M., on January 12, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 915, IN BUILDING NO. 9, OF BELLA PIAZZA, A

## 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. 2025CA004400A000BA  
PLANET HOME LENDING, LLC,  
Plaintiff, vs.  
VANESSA ELSIE TORRES AND  
JOSEPH ANDINO, et. al.  
Defendant(s),

TO: VANESSA ELSIE TORRES, UNKNOWN SPOUSE OF VANESSA ELSIE TORRES, 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:

BEGINNING AT THE NORTHWEST CORNER OF TRACT F AS HEREINAFTER DESCRIBED, RUN EAST ALONG THE NORTH LINE OF TRACT F, A DISTANCE OF 273 FEET; THENCE RUN SOUTH 160 FEET; THENCE RUN WEST 273 FEET MORE OR LESS TO THE EAST LINE OF THE COUNTY ROAD RIGHT OF WAY; THENCE NORTH ALONG SAID RIGHT OF WAY 160 FEET MORE OR LESS TO THE POINT OF BEGINNING. SAID TRACT F BEING DESCRIBED AS: LOTS 13 AND 14 IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, PLAT

CLERK OF THE CIRCUIT COURT  
(SEAL) BY: R.P.  
DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-340084  
December 19, 2025 25-01938K

## FIRST INSERTION

**AMENDED CLERK'S NOTICE OF  
SALE UNDER F.S. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
Case No. 53-2025-CA-001416

Honorable Judge:  
Swenson, Jennifer Anne  
PLANET HOME LENDING, LLC  
Plaintiff, vs.

ANTHONY COLLIER; CECILIA  
A. VANHOUSE; LACHELLE  
L. COLLIER; CARI A. EVANS  
LARKIN; JESSIE COLE COLLIER;  
KAREN COLLIER; JENNIFER  
COLE COLLIER; BRIAN COLLIER;  
UNKNOWN TENANT OCCUPANT  
#1; UNKNOWN TENANT  
OCCUPANT #2;

Defendants,  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated December 2, 2025, in the above-styled cause, I, Stacy M. Butterfield, Clerk of the Court will sell to the highest and best bidder for cash online at www.polkrealforeclose.com, bidding begins at 10 a.m. Eastern Time on February 2, 2026, the following described property:

LOTS 7 AND 8, HERNDON  
WOODS, ACCORDING TO  
THE MAP OR PLAT THEREOF,  
AS RECORDED IN PLAT  
BOOK 102, PAGE 50, OF THE  
PUBLIC RECORDS OF POLK  
COUNTY, FLORIDA.  
TOGETHER WITH A 1998  
MOBILE HOME LOCATED  
THEREON - MODEL NAME  
OR MODEL NO. DWHM, SE-  
RIAL NUMBER #LFL2448AB.  
TAX ID: 242812-178757-  
000070

## FIRST INSERTION

**NOTICE OF ACTION  
FORECLOSURE PROCEEDINGS-  
PROPERTY**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
Case# 2025CA001715A000BA  
DIVISION: 4

Nationstar Mortgage LLC  
Plaintiff, vs.

Jacque A. Kaune a/k/a Jacque  
Kaune; Stephanie Adams; Unknown  
Spouse of Jacque A. Kaune  
a/k/a Jacque Kaune; Park Ridge  
Community Association, Inc.;  
Unknown Parties in Possession  
#1, if living, and all Unknown  
Parties claiming by, through, under  
and against the above named  
Defendant(s); Unknown Parties  
in Possession #2, if living, and  
all Unknown Parties claiming by,  
through, under and against the  
above named Defendant(s)  
Defendant(s).

TO: Stephanie Adams: 441 Savannah  
Preserve Loop, Davenport, FL 33837  
and Unknown Spouse of Jacque A.  
Kaune a/k/a Jacque Kaune: 441 Savannah  
Preserve Loop, Davenport, FL  
33837

Residence unknown, if living, including  
any unknown spouse of the said  
Defendants, if either has remarried and  
if either or both of said Defendants are  
dead, their respective unknown heirs,  
devisees, grantees, assignees, creditors,  
liens, and trustees, and all other  
persons claiming by, through, under  
or against the named Defendant(s);  
and the aforementioned named  
Defendant(s) and such of the aforementioned  
Unknown Defendants and such of the aforementioned  
Unknown Defendants as may be infants, incompetents  
or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that  
an action has been commenced to foreclose  
a mortgage on the following real  
property, lying and being and situated  
in Polk County, Florida, more particu-

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.

2025CA-001819-A000-BA

REAL REALTY SOLUTIONS INC  
Plaintiff(s) VS.

GREENWOOD VOR INC, LIVING  
INTERIOR PLANT SERVICE INC  
Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on SEPTEMBER 18, 2025, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

Lot 156, Haines Ridge Phase 1 as recorded in Plat Book 150, Pages 7 through 11, inclusive, of the Public Records of Polk County, Florida, together with Affidavit of Surveyor recorded in Official Records Book 7792, Pages 661, of the Public Records of Polk County, Florida.

Property Address: 330 Gladesdale St., Haines City, FL 33844. to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polkrealforeclose.com, on 8th day of JANUARY, 2026.

ANY PERSON CLAIMING AN IN-

## FIRST INSERTION

COMMONLY KNOWN AS  
4905 Herdon Dr, Auburndale,  
FL 33823.

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

Respectfully submitted this December  
11, 2025.

/s/ Matthew T. Wasinger  
Matthew T. Wasinger, Esquire  
Wasinger Law Office  
605 E. Robinson, Suite 730  
Orlando, FL 32801  
(407) 308-0991  
Fla. Bar No.: 0057873  
Attorney for Plaintiff  
Service:  
mattw@wasingerlawoffice.com

December 19, 2025 25-01927K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25CP-3584  
Division Probate  
IN RE: ESTATE OF  
CYNTHIA A. PRICE  
Deceased.

The administration of the estate of  
Cynthia A. Price, deceased, whose date  
of death was May 10, 2025, is pending  
in the Circuit Court for Polk County,  
Florida, Probate Division, the address  
of which is Post Office Drawer 9000,  
Bartow, Florida 33830. The names and  
addresses of the personal representative  
and the personal representative's attorney  
are set forth below.

All creditors of the deceased and  
other persons having claims or demands  
against deceased'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 deceased and  
other persons having claims or demands  
against deceased'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 deceased's death

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25CP-3584  
Division Probate  
IN RE: ESTATE OF  
CYNTHIA A. PRICE  
Deceased.

The administration of the estate of  
Cynthia A. Price, deceased, whose date  
of death was May 10, 2025, is pending  
in the Circuit Court for Polk County,  
Florida, Probate Division, the address  
of which is Post Office Drawer 9000,  
Bartow, Florida 33830. The names and  
addresses of the personal representative  
and the personal representative's attorney  
are set forth below.

ALL 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 DECEASED'S  
DATE OF DEATH IS BARRED.

The date of first publication of this notice  
is December 19, 2025.

**Personal Representative:**

/s/ Charlotte C. Stone  
Charlotte C. Stone  
123 US Hwy 27 North  
Sebring, Florida 33870

Attorney for Personal Representative:

/s/ Charlotte C. Stone, Esq.  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Stone Law Group, P.L.  
123 US Hwy 27 North  
Sebring, Florida 33870  
Telephone: (863) 402-5424  
Fax: (863) 402-5425  
E-Mail:  
charlotte@stonelawgroupfl.com  
Secondary E-Mail:  
tami@stonelawgroupfl.com

December 19, 2025 25-01941K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24CP-2023  
Division Probate  
IN RE: ESTATE OF  
WILLIAM NELSON DETURK a/k/a  
WILLIAM NELSON DETURK, JR.  
Deceased.

The administration of the estate of  
William Nelson DeTurk, Jr., deceased, whose  
date of death was March 14, 2024, is pending  
in the Circuit Court for Polk County,  
Florida, Probate Division, the address  
of which is Post Office Drawer 9000, Bartow, Florida 33830.

The names and addresses of the personal  
representative and the personal  
representative's attorney are set forth  
below.

All creditors of the deceased and  
other persons having claims or demands  
against deceased's estate on whom a copy  
of this notice is required to be served  
must file their claims with this court  
WITHIN 3 MONTHS AFTER THE DATE  
OF THE FIRST PUBLICATION OF  
THIS NOTICE.

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

**Personal Representative:**

/s/ Edward L. Wentz III  
Edward L. Wentz III  
5211 Saddle Brook Road  
Oak Ridge, North Carolina 37310

Attorney for Personal Representative:  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Stone Law Group, P.L.

123 US Hwy 27 North  
Sebring, Florida 33870  
Telephone: (863) 402-5424  
Fax: (863) 402-5425  
E-Mail:

charlotte@stonelawgroupfl.com  
December 19, 2025 25-01942K

## FIRST INSERTION

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

532024CA003887000000

HIGHLAND MEADOWS 3  
HOMEOWNERS ASSOCIATION,  
INC., a Florida non-profit  
Corporation,

Plaintiff, vs.

MARK ALEXANDER SWEAT, et al.,  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant  
to Order Granting Plaintiff's Motion to  
Reopen Case to Reschedule Foreclosure  
Sale and to Amend Final Judgment of  
Foreclosure dated December 2, 2025  
in Case No. 532024CA003887000000  
in the Circuit Court in and for Polk  
County, Florida, wherein HIGHLAND  
MEADOWS 3 HOMEOWNERS AS-  
SOCIATION, INC, a Florida non-profit  
Corporation, is Plaintiff, and MARK  
ALEXANDER SWEAT, et al, is the  
Defendant, I will sell to the highest  
and best bidder for cash at: 10:00 A.M.  
(Eastern Time) on MARCH 3, 2026

( ) www.polkrealforeclose.com  
The Clerk's website for online auctions after  
first given notice as required by Section  
45.031, Florida Statutes, the following  
described real property as set forth in  
the Final Judgment, to wit:

LOT 197, OF HIGHLAND  
MEADOWS PHASE III, AC-  
CORDING TO THE PLAT  
THEREOF RECORDED IN  
PLAT BOOK 160, PAGE 25, OF

December 19, 26, 2025 25-01911K

**PUBLISH YOUR  
LEGAL NOTICE**  
Email  
legal@businessobserverfl.com

FLORIDA NEWSPAPER FOR THE C-SUITE  
Business  
Observer

# PUT YOUR LIS IN THE 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

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**

LV18237\_V15

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA <b>CASE NO. 2025CC007919</b> AZUR RESORT HOMEOWNERS ASSOCIATION INC., A Florida Not-For-Profit Corporation, Plaintiff, v. CRISTINA BIRCA AND PETRU GRATI, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 1, 2024, KNOWN AS THE GOLDEN EAGLE TRUST & CHAMPIONS LOGISTICS SERVICES INC. Defendants. TO: Cristina Birca and Petru Grati, as Trustee under the provisions of a trust agreement dated August 1, 2024, known as the Golden Eagle Trust 625 Trikomo Drive Davenport, FL 33896 Cristina Birca and Petru Grati, as Trustee under the provisions of a trust agreement dated August 1, 2024, known as the Golden Eagle Trust 701 Ambriance Drive Burr Ridge, IL 60527-0807 Cristina Birca and Petru Grati, as Trustee under the provisions of a trust agreement dated August 1, 2024, known as the Golden Eagle Trust 850 Village Center Drive Unit 311 Burr Ridge, IL 60527-4534 Cristina Birca and Petru Grati, as Trustee under the provisions of a trust agreement dated August 1, 2024, known as the Golden Eagle Trust 1528 W Portage Ct. Palatine, IL 60067 Cristina Birca and Petru Grati, as Trustee under the provisions of a trust agreement dated August 1, 2024, known as the Golden Eagle Trust 801 Provencal Dr. Burr Ridge, IL 60527 Cristina Birca and Petru Grati, as Trustee under the provisions of a trust agreement dated August 1, 2024, known as the Golden Eagle Trust 273 Marquette Dr. Bolingbrook, IL 60440 Cristina Birca and Petru Grati, as Trustee under the provisions of a trust agreement dated August 1, 2024, known as the Golden Eagle Trust 8033 Jones Ave. Apt. B Woodridge, IL 60517 If alive, and if dead, all parties claiming interest by, through, under or against CRISTINA BIRCA AND PETRU GRATI, AS TRUSTEE UNDER THE PRO-	
VISIONS OF A TRUST AGREEMENT DATED AUGUST 1, 2024, KNOWN AS THE GOLDEN EAGLE TRUST , and all parties having or claiming to have any right, title, or interest in the property described herein. YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property: Lot 12, Azur Resort, according to the map or plat thereof, as recorded in Plat Book 184, Page 16, of the Public Records of Polk County, Florida Property Address: 625 Trikomo Drive, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.	
TO: JOSEPH CEBOLLERO; COATS CAPITAL, LLC; HAMPTON LAKES OF DAVENPORT HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). TO: JOSEPH CEBOLLERO Last Known Address 419 MCFEE DR DAVENPORT, FL 33897 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: LOT 24, HAMPTON ESTATES PHASE I, VILLAGE 2-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.	
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. Default Date: Jan. 21, 2026 WITNESS my hand and the seal of this Court on Dec. 15, 2025. Stacy M. Butterfield Polk County Clerk of Court (SEAL) By A. Nieves Deputy Clerk c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 December 19, 26, 2025 25-01949K	



## Q Are there different types of legal notices?

A Simply put, there are two basic types  
- Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

## --- ACTIONS ---

### FIRST INSERTION

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

**CIVIL DIVISION**  
**CASE NO.**  
**532025CA002426A000BA**

**LAKEVIEW LOAN SERVICING, LLC,**  
Plaintiff, vs.

**JOSEPH CEBOLLERO; COATS CAPITAL, LLC; HAMPTON LAKES OF DAVENPORT HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

TO: JOSEPH CEBOLLERO  
Last Known Address  
419 MCFEE DR  
DAVENPORT, FL 33897

Current Residence is Unknown

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

LOT 24, HAMPTON ESTATES PHASE I, VILLAGE 2-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Default Date: January 14, 2026

DATED on Dec. 8, 2025.

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

As Deputy Clerk

Diaz Anselmo & Associates, P.A.,  
Plaintiff's attorneys,  
P.O. BOX 19519,  
Fort Lauderdale, FL 33318,  
(954) 564-0071,  
answers@dallegal.com  
1463-213719 / ME2  
December 19, 26, 2025 25-01939K

### FIRST 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. 2025CA002315A000BA**

**ATHENE ANNUITY AND LIFE COMPANY,**  
Plaintiff, vs.

**RODOLFO ANTONIO COMA, III A/K/A R. ANTONIO COMA, III, et al., Defendant.**

To: RODOLFO ANTONIO COMA, III A/K/A R. ANTONIO COMA, III  
426 GRAND RESERVE DRIVE, DAVENPORT, FL 33837

LESLIE COMA 426 GRAND RESERVE DRIVE, DAVENPORT, FL 33837

UNKNOWN TENANT IN POSSESSION 1 426 GRAND RESERVE DRIVE, DAVENPORT, FL 33837

UNKNOWN TENANT IN POSSESSION 2 426 GRAND RESERVE DRIVE, DAVENPORT, FL 33837

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 82, OF GRAND RESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Default Date: Jan. 21, 2026

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, 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 1/26/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of DEC 17, 2025.

STACY BUTTERFIELD, CPA  
CLERK OF COURT  
OF POLK COUNTY

As Clerk of the Court

(SEAL) BY: R. Pacheco

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  
25-12394FL  
December 19, 26, 2025 25-01947K

### FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT IN AND

FOR POLK COUNTY, FLORIDA

**CASE NO. 2025CC007919**

**AZUR RESORT HOMEOWNERS ASSOCIATION INC., A Florida**

**Not-For-Profit Corporation,**

**Plaintiff, v.**

**CRISTINA BIRCA AND PETRU GRATI, AS TRUSTEE UNDER**

**THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 1,**

**2024, KNOWN AS THE GOLDEN EAGLE TRUST & CHAMPIONS**

**LOGISTICS SERVICES INC.**

**Defendants.**

To: Champions Logistics Services Inc. c/o Christina Birca 24119 W. Riverwalk Ct. #161

Plainfield, IL 60544

Champions Logistics Services Inc.

c/o Christina Birca

701 Ambriance Drive

Burr Ridge, IL 60527-0807

If alive, and if dead, all parties claiming interest by, through, under or against CHAMPIONS LOGISTICS SERVICES INC., and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 12, Azur Resort, according

to the map or plat thereof, as

recorded in Plat Book 184, Page

16, of the Public Records of Polk

County, Florida

Property Address: 625 Trikomo

Drive, 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 AZUR RESORT HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the 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.

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.

Default Date: Jan. 21, 2026

WITNESS my hand and the seal of this Court on Dec. 15, 2025.

Stacy M. Butterfield  
Polk County Clerk of Court

(SEAL) By: A. Nieves

Deputy Clerk

c/o Karen J. Wonsetler, Esq.,  
The Law Office of  
Wonsetler & Webner, P.A.,  
717 N. Magnolia Avenue,  
Orlando, FL 32803

December 19, 26, 2025 25-01948K

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business**

## --- ACTIONS / SALES ---

## 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. 2025CA003475A000BA**  
PLANET HOME LENDING, LLC, Plaintiff, vs.

KATTY ROMERO BENITEZ AND HILARIO FUENTES ROSARIO, et. al.

**Defendant(s),**  
TO: HILARIO FUENTES ROSARIO, KATTY ROMERO BENITEZ, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 5, BLOCK 716, POINCIANA NEIGHBORHOOD

5 NORTH, VILLAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 27 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 /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.

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

**CASE NO.: 2025CA-001682**

Mark Enoch and Debra Enoch

Plaintiffs, vs.

Prime Broadcasting Inc. a Florida corporation, and Denisse Hernandez Defendants.

NOTICE is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above captioned case, the Clerk will sell the property situated in Polk County, Florida, described as:

Begin at a point 15 feet west of the Southeast corner of Section 36, Township 29 South, Range 24 East, Polk County, Florida;

## FIRST INSERTION

thence run West 360 feet; thence run North 360 feet; thence run East 360 feet; thence run South 360 feet to the Point of Beginning.

Property Address: 1355 Maple Avenue North, Bartow FL 33830 at public sale, to the highest and best bidder for cash, at an online sale at www.polk.reaforeclose.com, beginning at 10:00 AM on January 6, 2026. This Amended Notice of Sale amends and supersedes that Notice of Sale dated November 4, 2025 and published on November 14, and November 21, 2025.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

## FIRST INSERTION

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

GENERAL CIVIL DIVISION

**Case No: 2025CA-002693-A000-BA**

EAGLE CREST COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

LYN ALLISON RATTIGAN;

XAVIER THOMPSON;

SECRETARY OF HOUSING AND URBAN DEVELOPMENT;

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER

TRUSTEE OF FIGRE TRUST

2023-HE3; MIDLAND CREDIT MANAGEMENT, INC.,

Defendants,

TO: XAVIER THOMPSON

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

## FIRST INSERTION

Lot 239, EAGLE CREST, according to the map or plat thereof as recorded in Plat Book 144, Page 20, Public Records of Polk County, Florida.

Parcel I.D. No.: 26-28-22-588322-002390 a/k/a 1436 EAGLE CREST BLVD

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before 12/1/25, (no later than 30 days from the date of first publication of this notice of action), 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. Publishing is to take place for two (2) consecutive weeks.

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT, IN AND FOR POLK, FLORIDA.

**CASE No. 2025CA004449A000BA**

LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs.

WEBB WILLIAM WEEKS, II

AKA WEBB WILLIAM WEEKS,

TRUSTEE OF THE WEBB

WILLIAM WEEKS, II AND

CYNTHIA DIANE WEEKS

REVOCABLE TRUST U/T/A DATED SEPTEMBER 19, 2017, et al.,

Defendants

TO: UNKNOWN BENEFICIARIES OF THE WEBB WILLIAM WEEKS, II AND CYNTHIA DIANE WEEKS REVOCABLE TRUST U/T/A DATED SEPTEMBER 19, 2017

1738 TERRY CIR NE

WINTER HAVEN, FL 33881

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage

on the following described property located in Polk County, Florida:

LOT 5, BLOCK A, BUCKEYE HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 16, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before January 12, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

**IMPORTANT**  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are

## FIRST INSERTION

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

**CASE NO. 53-2021-CA-003350**

ALLIED FIRST BANK,

SB DBA SERVBANK,

Plaintiff, vs.

DOMINGO SOTO TORRES, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 15, 2025 in Civil Case No. 53-2021-CA-003350 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein ALLIED FIRST BANK, SB DBA SERVBANK is Plaintiff and Domingo Soto Torres, 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 13th day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 156, HAINES RIDGE PHASE 1, AS RECORDED IN PLAT BOOK 150, PAGES 7 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AFFIDAVIT OF SURVEYOR RECORDED IN OFFICIAL RECORDS BOOK 7792, PAGE 661, 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 or-

## FIRST INSERTION

Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default Date: January 16, 2026

WITNESS my hand and the seal of this Court at Polk County, Florida, this 10 day of Dec, 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

24-241438

December 19, 26, 2025 25-01915K

## FIRST INSERTION

is the Plaintiff and PHYLLIS COLE are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.reaforeclose.com, at 10:00 AM, on January 06, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK B, WOODLAND HILLS, UNIT 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 36 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:

833 SHERWOOD DR,

LAKE WALES, FL 33898

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

**IMPORTANT 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 11 day of December, 2025.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE

& PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave.,

Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6909

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: VSDanielle Salem

Danielle Salem, Esquire

Florida Bar No. 00528424

Communication Email:

dsalem@raslg.com

23-163438 - NaP

December 19, 26, 2025 25-01905K

## FIRST INSERTION

Section 31, Township 28 South, Range 28 East, Less and Except the South 944.25 feet of the West 329.33 feet of the East 494 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 28 South, Range 28 East, Polk County, Florida, Together with an easement for ingress and egress over the South 150 feet of the East 494 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 28 South, Range 28 East, Polk County, Florida.

Together with a mobile home with VIN #'s HML-CP2822005928A & HML-CP2822005928B; Title #'s 4915563 and 49175460; RP#12683361 and 12683360.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief

demanded in the complaint.

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

Default date: 1/2/26

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 25 day of November, 2025.

Stacy M. Butterfield  
as Clerk of the Circuit Court of Polk County, Florida  
(SEAL) By: Sebastian Irlanda  
DEPUTY CLERK

Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave,  
Suite 430,</p

## --- ACTIONS / SALES---

## SECOND 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;

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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.: 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, GRANTEES, OR  
OTHER CLAIMANTS  
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 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; 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

## 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. 2025CA002785A000BA

Truist 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

## SECOND 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 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.

Dates 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

## SECOND 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, vs.

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 FINAN-

CIAL SERVICES, Plaintiff and LASH-

RAM RJ OZUNA; LEONOR HER-

NAZDEZ; REO NETWORKS LLC are

defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at www.

polkrealclosure.com beginning at

10:00 AM on January 6, 2026 the fol-

lowing described property as set forth

in said Final Judgment, to-wit:

LOT 276, LAKE PIERCE

RANCHETTES, SECOND AD-

DITION, ACCORDING TO

THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 76,

PAGE 21, PUBLIC RECORDS

OF POLK COUNTY, FLORI-

DA.

LOT 276, LAKE PIERCE

RANCHETTES, SECOND AD-

ITION, ACCORDING TO

THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 76,

PAGE 21, PUBLIC RECORDS

OF POLK COUNTY, FLORI-

DA.

LOT 276, LAKE PIERCE

RANCHETTES, SECOND AD-

ITION, ACCORDING TO

THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 76,

PAGE 21, PUBLIC RECORDS

OF POLK COUNTY, FLORI-

DA.

LOT 276, LAKE PIERCE

RANCHETTES, SECOND AD-

ITION, ACCORDING TO

THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 76,

PAGE 21, PUBLIC RECORDS

OF POLK COUNTY, FLORI-

DA.

LOT 276, LAKE PIERCE

RANCHETTES, SECOND AD-

ITION, ACCORDING TO

THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 76,

PAGE 21, PUBLIC RECORDS

OF POLK COUNTY, FLORI-

DA.

LOT 276, LAKE PIERCE

RANCHETTES, SECOND AD-

ITION, ACCORDING TO

THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 76,

PAGE 21, PUBLIC RECORDS

OF POLK COUNTY, FLORI-

DA.

LOT 276, LAKE PIERCE

RANCHETTES, SECOND AD-

ITION, ACCORDING TO

THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 76,

PAGE 21, PUBLIC RECORDS

OF POLK COUNTY, FLORI-

DA.

LOT 276, LAKE P

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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO.: 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, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 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.reaforeclose.com](http://www.polk.reaforeclose.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

## SECOND INSERTION

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

CASE NO.: 532025CA004403A000BA  
AMERIHOME 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 4, BLOCK 44, CASCADES PHASES IA AND IB, 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

## 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. 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

## SECOND 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.: 51V1MF20BW250182

Title No.: 1524046852

And All Other Personal Property Therein

December 12, 19, 2025 25-01897K

## SECOND 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

## SECOND 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 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 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 33831

Telephone: (863) 647-3778

Fax: (863) 647-4580

E-Mail: caleb@mundaylaw.com

December 12, 19, 2025 25-01877K

## SECOND 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.

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

## What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

**HOW TO PUBLISH YOUR LEGAL NOTICE**  
IN THE BUSINESS OBSERVER

CALL 941-906-9386  
and select the appropriate County name from the menu option  
OR  
e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

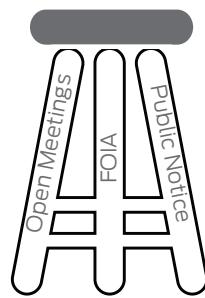
**Business Observer**

**Business Observer**

# 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 |  Land and Water Use                      |
|  Meeting Minutes or Summaries     |  Creation of Special Tax Districts       |
|  Agency Proposals                 |  School District Reports                 |
|  Proposed Budgets and Tax Rates   |  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](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)