

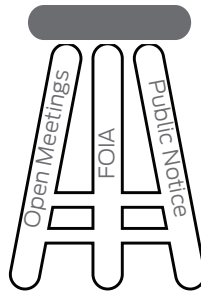






# Why Public Notice Should Remain in Newspapers

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**

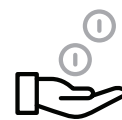


**Verifiability**



**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](http://Legals.BusinessObserverFL.com)

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



**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

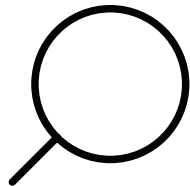


**Citizens continue to learn about vital civic matters from newspaper notices.**

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

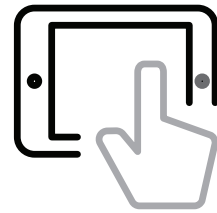
**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



**Types Of Public Notices**

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# Q&A

## Q What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

## Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

## 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.

## Q Who benefits from legal notices?

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

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

## Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

## SUBSEQUENT INSERTIONS

### --- PUBLIC SALES ---

#### SECOND INSERTION

**ADVERTISEMENT OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Thursday the 22nd day of January, 2025 at 11:00 AM, at [lockerfox.com](http://lockerfox.com). Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Surrett, Frances Bags, Clothes, Household Goods, Tools, Boxes, Hookah, Appliances; Clark, Audrey Totes, Kids Toys, Boxes, Christmas Deco, Clothes; Roberts, Clifton Dresser, Car Parts, Totes, Tools, Cords, Electronics, Bags, Cleaning Supplies, Boxes, Building Material, Yard Equipment, Tools and Workshop Sale is subject to cancellation in the event of settlement between owner and obligated party.  
January 2, 9, 2026 26-00011K

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

#### 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. 2023CA006986000000 UNITED WHOLESALE MORTGAGE, LLC., Plaintiff, vs. ALIZE BLANCITA SEYMORE A/K/A ALIZE SEYMORE, et al., Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 13, 2025 in Civil Case No. 2023CA006986000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC. is Plaintiff and Alize Blancita Seymore a/k/a Alize Seymore, 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](http://www.polk.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 20th day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
Lot 304, Squire's Grove Phase 2, according to the plat as recorded

in Plat Book 183, Pages 1 through 5, of the Public Records of Polk County, Florida.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: [MRSservice@mccalla.com](mailto:MRSservice@mccalla.com)  
Fla. Bar No.: 146803  
23-08175FL  
January 2, 9, 2026 26-00022K

#### SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 2025CA004293A000BA U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. BRUCE ANDERSON, et al., Defendants.**  
TO: BRUCE ANDERSON  
1609 ITCHEPACKESASSA DR,  
LAKELAND, FL 33810  
UNKNOWN SPOUSE OF BRUCE ANDERSON  
1609 ITCHEPACKESASSA DR,  
LAKELAND, FL 33810  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 9, ITCHEPACKESASSA CREEK UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE(S) 15 AND 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 it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before January 28, 2026, a date at least thirty (30) days after the first publication of

this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and the seal of this Court this 22 day of December, 2025.  
STACY M. BUTTERFIELD, CPA  
As Clerk of the Court  
(SEAL) By A. Nieves  
As Deputy Clerk  
De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
25-04117  
January 2, 9, 2026 26-00001K

**OFFICIAL COURTHOUSE WEBSITES**

MANATEE COUNTY  
[manateeclerk.com](http://manateeclerk.com)

SARASOTA COUNTY  
[sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY  
[charlotteclerk.com](http://charlotteclerk.com)

LEE COUNTY  
[leeclerk.org](http://leeclerk.org)

COLLIER COUNTY  
[collierclerk.com](http://collierclerk.com)

HILLSBOROUGH COUNTY  
[hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY  
[pascoclerk.com](http://pascoclerk.com)

PINELLAS COUNTY  
[mypinellasclerk.gov](http://mypinellasclerk.gov)

POLK COUNTY  
[polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY  
[myorangeclerk.com](http://myorangeclerk.com)

**CHECK OUT YOUR LEGAL NOTICES**

[floridapublicnotices.com](http://floridapublicnotices.com)

**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** 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**



--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-004462 MIDFLORIDA CREDIT UNION, Plaintiff, v. THE ESTATE OF MYRA WHATLEY BESSINGER F/K/A MYRA A. WHATLEY; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MYRA WHATLEY BESSINGER F/K/A MYRA A. WHATLEY; THE UNKNOWN HEIRS OF THE ESTATE OF MYRA WHATLEY BESSINGER F/K/A MYRA A. WHATLEY; THE ESTATE OF MICHAEL L. BESSINGER; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL L. BESSINGER; KEITH WHATLEY; BRANDY WHATLEY; KENNETH BESSINGER; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS 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 YOU ARE HEREBY NOTIFIED that

an action to foreclose on the following real property in Polk County, Florida: Lot 4, RE-SUBDIVISION OF BLOCK 49, LAKE ALFRED, FLORIDA, a subdivision according to the plat thereof recorded in Plat Book 41, Page 37, of the Public Records of Polk County, Florida. Parcel ID No.: 26-27-32-504100-049040 Property Address: 330 W. Orange Street, Lake Alfred, Florida 33850 has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before January 28, 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. 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. DATE: December 22, 2025 STACY M. BUTTERFIELD Clerk of the Circuit Court By: Deputy Clerk Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801 January 2, 9, 2026 26-0002K

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. 2025CA004328A000BA FINANCE OF AMERICA REVERSE, LLC, Plaintiff, vs. JOANN A. COOK A/K/A JOANN COOK AND MADISYN BLAIR DAVIS, et. al. Defendant(s). TO: MADISYN BLAIR DAVIS, UNKNOWN SPOUSE OF MADISYN BLAIR DAVIS, 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 6, IN BLOCK J, CAMPHOR HEIGHTS, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK(S) 34, PAGE(S) 41, 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 29, 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 23 day of December, 2025. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: A. Nieves DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-333274 January 2, 9, 2026 26-00021K

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. 2025CA004148A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MIGUEL ANGEL LAPORTE AND LUZMARIE ORTIZ RODRIGUEZ, et. al. Defendant(s). TO: MIGUEL ANGEL LAPORTE, LUZMARIE ORTIZ RODRIGUEZ, 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 6, BLOCK 1, MAP OF FRESCO PARK SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 20, 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 28, 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 22 day of December, 2025. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: A. Nieves DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-339985 January 2, 9, 2026 26-00005K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532025CA003460A000BA SERVBANK, N.A., Plaintiff, v. DEBORAH KELLY; et al, Defendant(s). To the following Defendant(s): DEBORAH KELLY (Last Known Address: 6630 CRESCENT LOOP, WINTER HAVEN, FL 33884) UNKNOWN SPOUSE OF DEBORAH KELLY (Last Known Address: 6630 CRESCENT LOOP, WINTER HAVEN, FL 33884) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 22, CRESCENT VIEW, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 142, PAGE 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 6630 CRESCENT LOOP, WINTER HAVEN, FL 33884 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 Jan 21, 2026 a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 15 day of Dec, 2025. STACY M. BUTTERFIELD As Clerk of the Court (SEAL) By A. Nieves As Deputy Clerk Ghidotti | Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 January 2, 9, 2026 26-00004K

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. 2025CA003493A000BA PennyMac Loan Services, LLC, Plaintiff, vs. Reynaldo Daniel Hernandez a/k/a Reynaldo Hernandez, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003493A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Reynaldo Daniel Hernandez a/k/a Reynaldo Hernandez; GoodLeap, LLC; Evolution Power LLC; Thompson Preserve 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 20th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 3, THOMPSON PRESERVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 193, PAGE(S) 22 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 25-29-32-363429-000030 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 29th day of December, 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 File # 25-F00752 January 2, 9, 2026 26-00014K

SECOND INSERTION

NOTICE OF ACTION AS TO EMANUEL HERNANDEZ IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 53-2025CA-004136 IN RE: THE FORFEITURE OF: 2023 JEEP GLADIATOR FRAUDULENT VIN IC6HJTAG7PL502372 ONLY AS TO MARTHA MARIA GONZALEZ VAZQUEZ 2022 FORD BRONCO SPORT FRAUDULENT VIN 3FMCRC9C67NRE29307 ONLY AS TO MARTHA MARIA GONZALEZ VAZQUEZ 2023 JEEP GLADIATOR MOJAVE FRAUDULENT VIN IC6JJTEG4PL519223 ONLY AS TO BLENCHY MORALES 2023 GMC YUKON SLT FRAUDULENT VIN IGKS2BKD9PR313489 ONLY AS TO YANERYS MARIE MOULIER VIERA 2025 TOYOTA LAND CRUISER FRAUDULENT VIN JTEABFAJIS023023 ONLY AS TO JUAN STANLEY POLO 2023 GMC SIERRA DENALI 3500HD FRAUDULENT VIN IGT49WE79PF254491 ONLY AS TO ORLANDO JAVIER ROSADO PADILLA 2021 RAM 3500 RAM 3500 FRAUDULENT VIN 3C63RRJL1MG521950 ONLY AS TO JOHN SEBASTIAN VASQUEZ 2025 INFINITI QX80 FRAUDULENT VIN JNSAZ3BB659401792 ONLY AS TO EMANUEL HERNANDEZ 2024 CHEVROLET SUBURBAN FRAUDULENT VIN IGNSKCKD3RR189568 ONLY AS TO ELI VALENTINE CALERO LACKAWANNA COUNTY PRISON 2021 GMC YUKON XL DENALI FRAUDULENT VIN IGKS2JKL7MR355818 ONLY AS TO LEAH G GOULET MS 2024 FORD F-150 RAPTOR

FRAUDULENT VIN 1FTFW1RG8RFA43820 ONLY AS TO RAFFY EMMANUEL VARGAS GARCIA TO: Emanuel Hernandez 203 Horstfield Drive Winter Garden, Florida, 34787 YOU ARE NOTIFIED that a civil forfeiture action to forfeit the above listed property has been filed against you and you are required to serve a copy of your written defenses, if any, on the plaintiff's attorney whose address is: MARIO J. CABRERA Florida Bar Number 0001163 Polk County Sheriff's Office 1891 Jim Keene Blvd. Winter Haven, Florida 33880 (863) 298-6600 Attorney for Plaintiff Primary E-Mail Address: mcabrera@polksheriff.org on or before 1/26/26, 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: DEC 18 2025 STACY M. BUTTERFIELD CLERK OF THE COURT (SEAL) By: Ruthy Pacheco AS DEPUTY CLERK MARIO J. CABRERA Florida Bar Number 0001163 Polk County Sheriff's Office 1891 Jim Keene Blvd. Winter Haven, Florida 33880 (863) 298-6600 Primary E-Mail Address: mcabrera@polksheriff.org Jan. 2, 9, 16, 23, 2026 26-00003K

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. 2025CA001937A000BA MORGAN STANLEY PRIVATE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. SCOTT D. VEGTER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2025, and entered in 2025CA001937A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MORGAN STANLEY PRIVATE BANK, NATIONAL ASSOCIATION is the Plaintiff and SCOTT D. VEGTER; UNKNOWN SPOUSE OF SCOTT D. VEGTER N/K/A KIMBERLEE VEGTER are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 20, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 9 OF HICKORY HAMMOCK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGES 46 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2020 W LAKE HAMILTON DR, WIN-

TER HAVEN, FL 33881 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 29 day of December, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-277556 - ErS January 2, 9, 2026 26-00019K

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. 2025CA001183A000BA NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JUAN CARLOS AHUMADA PALAU, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 24, 2025, and entered in 2025CA001183A000BA 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 GINNET CAROLINA AHUMADA ARDILA; ARMANDO GONZALEZ SALGADO; LIGIA AHUMADA; JUAN CARLOS AHUMADA PALAU; CHARLES COVE HOMEOWNERS ASSOCIATION, INC. F/K/A LAKE CHARLES RESORT MASTER ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 23, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 55, LAKE CHARLES RESORT PHASE 1A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 175, PAGES 5 THROUGH 10, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. Property Address: 424 NOBLE AVENUE, DAVENPORT, FL 33837 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT 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 29 day of December, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-280590 - MaM January 2, 9, 2026 26-00020K

SAVE TIME E-mail your Legal Notice legal@businessobserverfl.com

Q&A Who benefits from legal notices? You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large. When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.