

Public Notices

Business Observer

PAGES 21-28

PAGE 21

Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

JANUARY 9 - JANUARY 15, 2026

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of "MADAME IRIS: Color & Styles" located at 1909 Sylvester rd in the City of Lakeland, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of January, 2026
Iris I. Perez Valladares
January 9, 2026 26-00054K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/23/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1999 SHOR mobile home bearing the Vehicle Identification Numbers 6H630426LA and 6H630426LB and all personal items located inside the mobile home. Last Tenant: Donald D. Clark, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Donald D. Clark, Unknown Party or Parties in Possession, and Susan Margaret Clark. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700. January 9, 16, 2026 26-00059K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT, IN AND FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-004345
Division 14
IN RE: ESTATE OF

TIMOTHY YALE ROBBINS,

Deceased.

The administration of the estate of **TIMOTHY YALE ROBBINS**, deceased, whose date of death was DCEMBER 19, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. BROADWAY AVE., BARTOW, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as provided under s. 732.221.

The date of first publication of this notice is: January 9, 2026.

TIMOTHY YALE ROBBINS, II

Personal Representative

215 Shea Ave

Belchertown, MA 01007

MATTHEW MCCONNELL, Esq.
Florida Bar No. 126161
Attorney for Personal Representative
Dickman Law Firm
Post Office Box 111568
Naples, FL 34108
T: 239-434-0840 / F: 239-434-0940
matthew@ dickmanlawfirm.org
January 9, 16, 2026 26-00052K

PUBLISH YOUR LEGAL NOTICE

Email
legal@businessobserverfl.com

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

1/2026

FIRST INSERTION

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF SPECIAL BOARD
MEETING AND ATTORNEY-
CLIENT SESSION**

Notice is hereby given that the Forest Lake Community Development District ("District") Board of Supervisors ("Board") will conduct a special Board meeting and attorney-client session at the following date, time, and location:

Special Board Meeting/
Attorney-Client Session
January

January 22, 2026, at 1:30 p.m.
Davenport City Hall
1 S. Alappaha Avenue
Davenport, FL 33837

pose of taking up any business that may be the result of the attorney-client session or any other business of the District. Both portions of the special board meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Haven Management Solutions, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, Patricia@Havenmgtsol.com, (407) 698-5350.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (407) 698-5350. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

Forest Lake CDD
Patricia Thibault, District Manager
January 9, 2026 26-00053K

FIRST INSERTION

NOTICE OF PUBLIC SALE
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious Name of "MADAME IRIS: Color & Styles" located at 1909 Sylvester rd in the City of Lakeland, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of January, 2026
Iris I. Perez Valladares
January 9, 2026 26-00054K

FIRST INSERTION

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Dated this 13th day of January, 2026
Iris I. Perez Valladares
January 9, 2026 26-00054K

FIRST INSERTION

NOTICE OF PUBLIC SALE
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, des

--- ACTIONS / SALES---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND FOR
POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISIONCASE NO. 2025CA003951A000BA
FBC MORTGAGE, LLC,
Plaintiff, vs.ALEXIS JAVIER SANTANA
BERROCALES A/K/A ALEXIS J.
SANTANA BERROCALES A/K/A
ALEXIS J. SANTANA, et al.,
Defendant.To: ALEXIS JAVIER SANTANA BERROCALES A/K/A ALEXIS J. SANTANA BERROCALES A/K/A ALEXIS J. SANTANA
1839 ORANGEWOOD AVENUE SW,
WINTER HAVEN, FL 33880UNKNOWN SPOUSE OF ALEXIS
JAVIER SANTANA BERROCALES
A/K/A ALEXIS J. SANTANA BERROCALES
A/K/A ALEXIS J. SANTANA
1839 ORANGEWOOD AVENUE SW,
WINTER HAVEN, FL 33880LAST 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 16, CENTRAL RIDGE ESTATES,
ACCORDING TO THE PLAT OR MAP THEREOF, AS
RECORDED IN PLAT BOOK 149, PAGE 13 AND 14, PUBLIC
RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you and youare required to a copy of your written
defenses, if any, to it on Sara Collins,
McCalla Raymer Leibert Pierce, LLP,
225 East Robinson Street, Suite 155,
Orlando, FL 32801 and file the original
with the Clerk of the above styled
Court on or before January 23, 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 im-
mediately upon receiving this notification
if the time before the scheduled appearance
is less than 7 days; if you are hearing or voice
impaired, call 711.WITNESS my hand and the seal of
this Court at Polk County, Florida, this
day of DEC 29 2025.Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Ruthy Pacheco
DEPUTY CLERKROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-305749
January 9, 16, 2026 26-00041KYOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:LOT 92, NATURE'S EDGE RE-
SORT PHASE ONE, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDEDhas been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Ave., Suite 100, Boca Raton,
Florida 33487 on or before 2/5/2026
(/30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or imme-
diately 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 Adminis-
trator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.WITNESS my hand and the seal of
this Court at Polk County, Florida, this
day of DEC 29 2025.Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Ruthy Pacheco
DEPUTY CLERKROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-305749
January 9, 16, 2026 26-00041KYOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:

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. 2025CA004754A000BA
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF STANLEY A.
DERBY, DECEASED, et. al.
Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STANLEY A. DERBY, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 27, MARIANA WOODS
UNIT 3, ACCORDING TO
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT
BOOK 46, PAGE 2, OF THEhas been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Ave., Suite 100, Boca Raton,
Florida 33487 on or before 2/9/2026
(/30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or imme-
diately 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 Adminis-
trator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.WITNESS my hand and the seal of
this Court at Polk County, Florida, this
day of DEC 31, 2025.Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
BY: Ruthy Pacheco
DEPUTY CLERKROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-320503
January 9, 16, 2026 26-00040K

FIRST INSERTION

**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 Ave., Suite 100, Boca Raton,
Florida 33487 on or before 2/9/2026
(/30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or imme-
diately 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
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contact the Office of the Court Adminis-
trator, 255 N. Broadway Avenue, Bar-
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court appearance, or immediately upon
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before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.WITNESS my hand and the seal of
this Court at Polk County, Florida, this
day of DEC 31, 2025.Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
BY: Ruthy Pacheco
DEPUTY CLERKROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-320503
January 9, 16, 2026 26-00040K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
Case No. 532025CA005173A000BA
FUGH, LLC, a Florida limited
liability company,

Plaintiff, v.

PEDRO BERRIOS MERCADO
and PURA BERRIOS,
Defendants.

STATE OF FLORIDA

To: Pedro Berrios Mercado and Pura
BerriosYOU ARE NOTIFIED that an action
to partition the following property in
Polk County, Florida:Lot 3, Block 353, Unit 13, Indian
Lake Estates, according to the
Plat thereof recorded in Plat
Book 40, Page 20, of the Public
Records of Polk County, Florida

Parcel ID:

30-31-17-994130-035303

has been filed against you and you are
required to file your written defenses,
if any, with the Clerk of the above
Court and to serve a copy on or before
2/13/2026 upon Vestalia Aylsworth,
Esq., Plaintiff's attorney, whose address
is 21101 SW 198th Ave, Miami,
Florida 33187FL 33187 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 de-
manded in the Amended 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 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.DATED this 6th day of January,
2026.Stacy M. Butterfield
CLERK OF THE COURT
(SEAL) By: /s/ Tamika Joiner
Deputy ClerkVestalia Aylsworth, Esq.,
Plaintiff's attorney,
21101 SW 198th Ave, Miami, FL 33187
January 9, 16, 2026 26-00058K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISIONCASE NO. 2025CA000258000000
TOWD POINT MORTGAGE TRUST
2019-4, U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE,

Plaintiff, vs.

BREANNA PARTAIN, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF STEPHEN
PARTAIN, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated December 11, 2025, and entered
in 2025CA000258000000 of the Circuit
Court of the TENTH Judicial Circuit in
and for Polk County, Florida, wherein
TOWD POINT MORTGAGE TRUST
2019-4, U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE is the Plaintiff and BREANNA
PARTAIN, AS PERSONAL
REPRESENTATIVE OF THE ESTATE
OF STEPHEN PARTAIN, DECEASED;
BREANNA PARTAIN 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 27, 2026, the following
described property as set forth in
said Final Judgment, to wit:LOT 19, ALBERTA PARK
ANEX REPLAT, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
37, PAGE(S) 41, OF THE PUB-LIC RECORDS OF POLK
COUNTY, FLORIDAProperty Address:
235 MCKEAN ST,
AUBURNDALE, FL 33823Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim in accordance
with Florida Statutes, Section 45.031.

IMPORTANT

If you are a person with a disability who
needs any accommodation in order to
participate in this proceeding, you are
entitled, at no cost to you, to the
provision of certain assistance. Please contact
the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow,
Florida 33830, (863) 534-4686, at least
7 days before your scheduled court
appearance, or immediately upon receiving
this notification if the time before the
scheduled appearance is less than
7 days; if you are hearing or voice impaired,
call 711.DATED this 7 day of January, 2026.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLCAttorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.comBy: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-224278 - MiM
January 9, 16, 2026 26-00057K

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.: 2022CA001854
LOANDEPOT.COM, LLC,

Plaintiff, v.

ALL UNKNOWN HEIRS,

BENEFICIARIES, LEGATEES,

DEVISEES, PERSONAL

REPRESENTATIVES, CREDITORS

AND ANY OTHER PERSON

CLAIMING BY, THROUGH,

UNDER OR AGAINST CRAIG

BROOKS, DECEASED, et al.

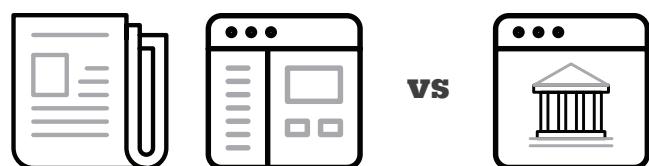
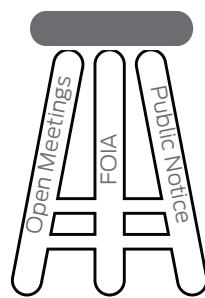
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant
to a Final Judgment in Foreclosure
entered on December 11, 2025 and entered
in Case No. 2022CA001854 in the Circuit Court of the 10th Judicial
Circuit in and for Polk County, Florida, wherein CRAIG BROOKS, are the
Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will
sell to the highest bidder for cash at
www.polk.realforeclose.com on January
27, 2026 at 10:00am, the following
described real property as set forth in said
Final Judgment, to wit:LOT 5, BLOCK 127, VILLAGE 3,
NEIGHBORHOOD 3, POINCI-
ANNA, ACCORDING TO THE
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 52, PAGES
19-31, PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.TAX ID:
28-27-24-934010-127050
and commonly known as: 749 DROM-
EDARY DR., KISSIMMEE, FL 34759
(the "Property").ANY PERSON CLAIMING AN
INTEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM WITHIN 60
DAYS AFTER THE SALE.

IMPORTANT

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

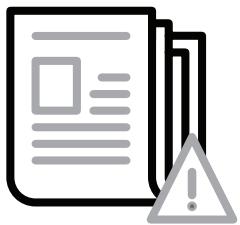
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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.

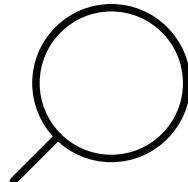


Citizens continue to learn about vital civic matters from newspaper notices.

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

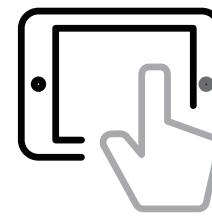
Verifying publication is difficult-to-impossible on the web.

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

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

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

Q&A

Q What is a public notice?

A 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.

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. 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 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: MRService@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.,

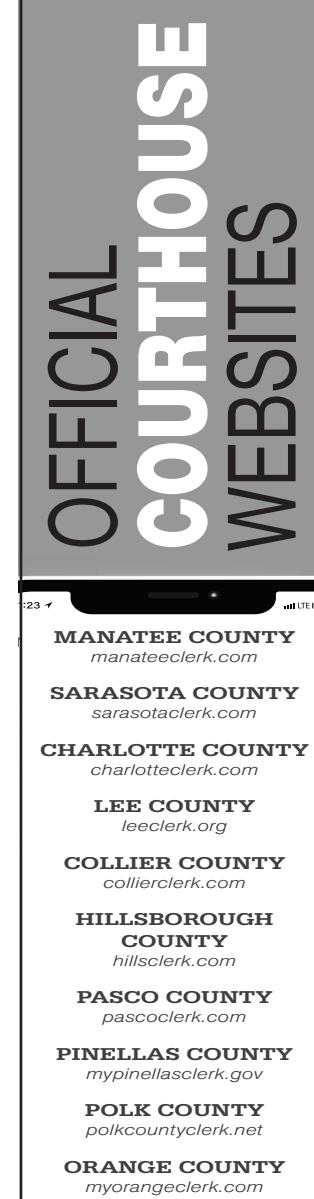
Attorney for Plaintiff,

PO BOX 5026,

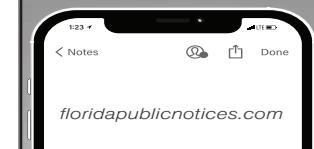
FORT LAUDERDALE, FL 33310

25-04117

January 2, 9, 2026 26-00001K



CHECK OUT YOUR
LEGAL NOTICES



**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

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

--- SALES / ACTIONS --

SECOND INSERTION

NOTICE OF ACTION FOR
PETITION TO ESTABLISH A LOST
OR DESTROYED WILL

(Florida resident -- single petitioner)

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-003575-A

Division: Probate

IN RE: ESTATE OF

HILDA COLON a/k/a

HILDA COLON MARRERO

Deceased

TO: INTESTATE HEIRS

MAXIMO TRUJILLO ROQUE

YOU ARE NOTIFIED that a Petition to Establish a Lost or Destroyed Will has been filed against your interest as an intestate heir of Maximo Trujillo Roque whose last known address was 1700 6th St NW, Apt. C-24, Winter Haven, FL 3388. You are required to serve a copy of your written defenses, if any to it on Diego Chevere whose address is C/O Robyn L. Lesser, Law Office of Robyn L. Lesser, P.A., 1137 Edgewater Drive, Orlando, Florida 32804 on or

before 30 days from the date of Publication, and file the original with the clerk of Polk County Civil Court, whose address is 255 N. Broadway Ave., Bartow, FL 33830-3912, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for relief demanded in the Petition to Establish a Lost or Destroyed Will.

Copies of all court documents in this case, including orders, are available at office of the Clerk of Polk County. You may review these documents upon request.

You must keep the clerk of the Circuit Court's office notice of your current address. You may file a Notice of Change of Mailing Address, found on the Polk County Clerk of Court Website.

Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

Dated: 12/02/2025

CLERK OF THE CIRCUIT COURT
By: /s/ Leslie Cunningham
Jan. 2, 9, 16, 23, 2026 26-00007K

THIRD INSERTION

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

CASE NO.: 2025CC009239A000BA

TEN ROCKS MHP, LLC,

Plaintiff, vs.

DOUGLAS ALLEN MOSLEY,
TRICIA LYNN MOSLEY,
and STATE OF FLORIDA
DEPARTMENT OF HIGHWAY
SAFETY AND MOTOR VEHICLES,
Defendants.TO: Douglas Allen Mosley
3925 North Combee Road, Lot No. 16
Lakeland, Florida 33805

YOU ARE NOTIFIED that an action for ownership of that certain single-wide mobile home and all personal items, appliances, and fixtures contained therein located at:

3925 North Combee Road, Lot
No. 16, Lakeland, Florida 33805

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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 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: Jan. 21, 2026

WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.

Dated: Dec. 15, 2026

STACY M. BUTTERFIELD
Polk County, Clerk of Court
(SEAL) By: A. Nieves

Deputy Clerk

Ryan J. Vatalaro, Esq.,
Plaintiff's attorney,
1313 N. Howard Avenue,
Tampa, Florida 33607
Dec. 26, 2025; Jan. 2, 9, 16, 2026
25-01963K

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 Wednesday the 21st day of January 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Arrowood, Brent (2) Tires, Board Games, Suitcases, Turkey Fryer, Cooler, Boxes, Misc Items; Brown, Dana TV, Boxes, Bedding, Totes, Mini Freezer, Metal Racking, Household Goods, Electronics, Misc; Daniels, Destiny Brinks Safe, Barbie Dolls, Luggage, Bags, Bunk Beds, Purse, Totes, Boxes, Misc Items; Klaudier, Ryan Bedding, Boxes, TV, Pillows, Bags, Dresser, Household Goods, Misc, Sporting Goods; Pena, Edward BOXES, BAGS, DECORATIONS, LAMP,

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 N. Broadway Ave., Bartow, Florida 33830 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default 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.

DATED this day of Dec 09 2025

Stacy M. Butterfield

Clerk of the Circuit Court

By: /s/ R Pacheco

As Deputy Clerk

The Law Office of

C.W. Wickersham, Jr.,

P.A., Plaintiff's attorney,

2720 Park Street, Suite 205,

Jacksonville, Florida, 32205,

Phone Number: (904) 389-6202

Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-01929K

THIRD INSERTION

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

CASE NO.: 2025CC009239A000BA

TEN ROCKS MHP, LLC,

Plaintiff, vs.

DOUGLAS ALLEN MOSLEY,
TRICIA LYNN MOSLEY,
and STATE OF FLORIDA
DEPARTMENT OF HIGHWAY
SAFETY AND MOTOR VEHICLES,
Defendants.TO: Tricia Lynn Mosley
3925 North Combee Road, Lot No. 16
Lakeland, Florida 33805

YOU ARE NOTIFIED that an action for ownership of that certain single-wide mobile home and all personal items, appliances, and fixtures contained therein located at:

3925 North Combee Road, Lot
No. 16, Lakeland, Florida 33805

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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 or petition.

3925 North Combee Road, Lot
No. 16, Lakeland, Florida 33805

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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 or petition.

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No. 16, Lakeland, Florida 33805

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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 or petition.

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No. 16, Lakeland, Florida 33805

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No. 16, Lakeland, Florida 33805

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No. 16, Lakeland, Florida 33805

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No. 16, Lakeland, Florida 33805

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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 or petition.

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No. 16, Lakeland, Florida 33805

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No. 16, Lakeland, Florida 33805

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No. 16, Lakeland, Florida 33805

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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 or petition.

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No. 16, Lakeland, Florida 33805

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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 or petition.

3925 North Combee Road, Lot
No. 16, Lakeland, Florida 33805

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Ryan J. Vatalaro, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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 or petition.

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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; THE UNKNOWN
HEIRS 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,

GRANTEES, OR OTHER

CLAIMANTS,

Defendants.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE

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