

Public Notices

Business Observer

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JANUARY 16 - JANUARY 22, 2026

POLK COUNTY LEGAL NOTICES

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-4048
IN RE: ESTATE OF
JIM MITCHELL BRIDGES,
Deceased.

The administration of the estate of JIM MITCHELL BRIDGES, deceased, whose date of death was June 14, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831. The names and addresses of the curator and the curator'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.

A Personal Representative or cura-

tor 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.

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 January 16, 2026.

Robert D. Hines, Curator

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Robert D. Hines, Esq.

Attorney for Curator

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jrivera@hnh-law.com

January 16, 23, 2026 26-00062K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION

File No. 532025CP004106A000BA
Division Probate
IN RE: ESTATE OF
JENNIFER ELAINE CAMPBELL,
Deceased.

The administration of the estate of Jennifer Elaine Campbell, deceased, whose date of death was January 7, 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.

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 January 16, 2026.

Personal Representative:

Kebray Johnson

1802 Superior Ct.

Kissimmee, Florida 34759

Attorney for Personal Representative:

MAUREEN A. ARAGO, Attorney

Florida Bar Number: 835821

Arago Law Firm, PLLC

230 E. Monument Ave., Suite A

Kissimmee, FL 34741

Telephone: (407) 344-1185

E-Mail: maureenarago@aragolaw.com

Secondary E-Mail:

colleen@aragolaw.com

January 16, 23, 2026 26-00068K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003914
Division 14
IN RE: ESTATE OF
LELYA MCCANN NUDELMAN
A/K/A LELYA MCCANN
Deceased.

The administration of the estate of Lelya McCann Nudelman a/k/a Lelya McCann, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:

Kimberly Casey

946 Success Ave

Lakeland, Florida 33830

Attorney for Personal Representative:

R. Nadine David, Esq.

Florida Bar Number: 89004

Florida Probate Law Group

P.O. Box 141135

Gainesville, Florida 32614

Telephone: (352) 354-2654

Fax: (866) 740-0630

E-Mail:

ndavid@floridaprobategroup.com

Secondary E-Mail:

service@floridaprobategroup.com

January 16, 23, 2026 26-00070K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003869
Division Probate
IN RE: ESTATE OF
LORETTA ELAINE RICHARDSON
A.K.A. LORETTA E. RICHARDSON
Deceased.

The administration of the Estate of Loretta Elaine Richardson a.k.a. Loretta E. Richardson, Deceased, whose date of death was September 25, 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.

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 January 16, 2026.

Personal Representative:

Thomas Richardson

853 Copperhead Circle

St. Augustine, FL 32092

Attorney for Personal Representative:

Daniel S. Henderson

E-Mail Addresses:

Dan@hendersonsachs.com

Florida Bar No. 725021

Hendersons, PA

8240 Exchange Drive, Suite C6

Orlando, FL 32809

Telephone: 4078502500

January 16, 23, 2026 26-00071K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP004222A000BA
Florida Bar No. 144663
IN RE: ESTATE OF
MARY JO JARRETT
Deceased.

The administration of the estate of MARY JO JARRETT, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Polk County, Florida, the address of which is Probate Department, PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 JANUARY 16, 2026.

Personal Representative:

Naomi Micael Jarrett

Address: 66 Shadow Lane,

Lakeland, FL 33813

Attorney for Personal Representative:

Charles S. White, Esq., of

CHARLES S. WHITE, P.A.

Florida Bar No. 144663

110 E. Reynolds St., Ste. 900

Plant City, Florida 33563

Tel. 813-752-6155

Fax: 813-754-1758

Email: cswatty@aol.com

19375

January 16, 23, 2026 26-00077K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26CP-0047
IN RE: ESTATE OF
Kaydee Lee Vicens
Deceased.

The administration of the estate of Kaydee Lee Vicens, deceased, Case Number 26CP-0047, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 Jan. 16, 2026.

Personal Representative:

Naiomi Yvette Santiago

Address:

2850 New Tampa Highway Lot 37,

Lakeland, FL 3381

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DENISE MARTELL will, on January 28, 2026, at 10:00 a.m., at 72 Temple Circle, Lot #72, Winter Haven, Polk County, Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1970 VNLD MOBILE HOME,
VIN: 263TEFBR10613,
TITLE NO.: 0003944972

and all other personal property located therein
PREPARED BY:

J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#31021-426)

January 16, 2026 26-00079K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Boujie Bounce located at 1703 Snook Pl, in the County of Polk, in the City of Kissimmee, Florida 34759 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Kissimmee, Florida, this 09th day of January, 2026.
ROSE N FAITH CREATIONS LLC
January 16, 2026 26-00072K

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 Printed Blooms located at 39873 US 27 #118 in the City of Davenport, Polk, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of January, 2026
Jessica Rodriguez Huertas
January 16, 2026 26-00073K

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 Celestial Bows located at Cypress Gardens in the City of Winter Haven, Polk, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of January, 2026
Kiara Millet
January 16, 2026 26-00074K

FIRST INSERTION

NOTICE UNDER
FICTITIOUS NAME LAW:

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of Madame Styles and Color, located at: 1909 Sylvester rd Lakeland Fl in the County of Polk, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida."

January 16, 2026 26-00080K

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 Lake Wales Care Center located at 730 N Scenic Hwy in the City of Lake Wales, Polk, FL 33853 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
Lake Wales SNF LLC
January 16, 2026 26-00081K

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE AMENDED
AND RESTATED RULES OF
PROCEDURE OF THE
LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Lakeside Preserve Community Development District ("District") on **Wednesday, February 18, 2026, at 11:30 a.m.**, at Heritage Baptist Church, 4202 Pippin Creek Road, Lakeland, Florida 33811.

In accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule Nos. 1.0, 1.2.1.3, 2.0, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9, and 3.11. The purpose and effect of the proposed 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*. Prior notice of rule development was published in the Florida Business Observer on January 9, 2026.

The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.01(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, January 16, 2026 26-00063K

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)

IN THE 10th JUDICIAL CIRCUIT
COURT IN AND FOR POLK
COUNTY, FLORIDA.

PROBATE DIVISION

CASE NO.:

532025CP004220A000BA

DIVISION: Sec 14

IN RE: The Estate of

VERA MAE HARDEE,

A/K/A VERA MAE

GUNDY HARDEE

Deceased.

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:

The administration of the estate of VERA MAE HARDEE A/K/A VERA MAE GUNDY HARDEE, deceased, whose date of death was October 1, 2024, and whose social security number is XXX-XX-9867, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.

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

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

FIRST INSERTION

112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes* (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 Jane Gaarlandt at the District Manager's Office by mail at PFM Group Consulting LLC, 3501 Quadrangle Blvd, Suite 270, Orlando, FL 32817, by telephone at (407) 723-5900, or by email at gaarlandtj@pfm.com

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office. District Manager Lakeside Preserve Community Development District January 16, 2026 26-00063K

FIRST INSERTION

THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA IN PLAT BOOK 4, PAGE 87. Commonly known as: 1005 MARTIN ST, LAKE HAMILTON, FL 33851 The sale will be held at: Outside the main entrance of the Polk County Courthouse located at 255 N. Broadway Ave, Bartow, Florida. Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$247,081.96. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$24,708.20. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$24,708.20 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the elec-

tion of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE MOVE-OUT BY ALL MORTGAGORS FROM THE PROPERTY, CEASING TO USE THE PROPERTY AS THE PRINCIPAL RESIDENCE. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: JAN 05, 2026 ALDRIDGE PITE, LLP Foreclosure Commissioner: By: Jazmin Chavez Title: Foreclosure Supervisor 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Phone: (858) 750-7777 Fax No: (858) 412-2705 Jan. 16, 23, 30, 2026 26-00078K

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.

532025CA002079A000BA

CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
BARCLAYS MORTGAGE LOAN

TRUST 2023-NQM3,

Plaintiff, vs.

SOCORRO M. RAMIREZ;

MANUEL CEFRINO; CIMERLY K. HARRIS;

UNKNOWN PERSON IN POSSES-

SION OF THE SUBJECT PROPER-

TY; are defendants. STACY M. BUT-

TERFIELD, the Clerk of the Circuit

Court, will sell to the highest and best

bidder for cash BY ELECTRONIC

SALE AT: WWW.POLK.REALFORE-

CLOSE.COM, at 10:00 A.M., on Feb-

ruary 4, 2026, the following described

property as set forth in said Final Judg-

ment, to wit:

LOT 69, THE VILLAGE -

LAKELAND UNIT NUMBER

THREE, ACCORDING TO THE

PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 62,

PAGE 14, OF THE PUBLIC RE-

CORDS OF POLK COUNTY,

FLORIDA,

TOGETHER WITH 1997 MERI

MOBILE HOME ID NUMBER

FLHML2P100915139A,

TITLE NUMBER 71334612

AND ID NUMBER FL-

ML2P100915139B, TITLE

NUMBER 71334611.

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 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 9th day of January, 2026.

Marc Granger, Esq.

Bar. No.: 146870



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 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 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 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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 53-2021-CA-002705
LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs.
ROBERT MURDOCK AKA ROBERT F. MURDOCK, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 11, 2025, and entered in Case No. 53-2021-CA-002705 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Longbridge Financial, LLC, is the Plaintiff and Robert Murdock aka Robert F. Murdock, Nancie L. Murdock, United States of America Acting through Federal Housing Commissioner, Mt. Olive Shores North Owners#39; Association, Inc, Aqua Finance, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the January 27, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 129, MT. OLIVE SHORES NORTH, ACCORDING TO THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT BOOK 104, PAGE 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 1246 MOTORCOACH DRIVE POLK CITY FL 33868

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 13 day of January, 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/21-005685
January 16, 23, 2026 26-00096K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025-CC-4500-A000-BA
NEXT DIMENSION CONSTRUCTION, INC., Plaintiff, vs.
STEVEN D. MOODY and JOEY MOODY, Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment dated January 2, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com in Polk County, Florida, on February 6, 2026, at 10:00 a.m., the following described property in Polk County, Florida:

Lot 2, Block B of MEADOW-LAWN UNIT NUMBER TWO, according to the Plat thereof, recorded in Plat Book 42, page 48, of the Public Records of Polk County, Florida. Parcel ID: 24-28-21-239700-002020

Any person claiming an interest in the

FIRST 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. 2025CA000713000000
Selene Finance, L.P., Plaintiff, vs.
William H. Bowns, Jr., et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000713000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Selene Finance, L.P. is the Plaintiff and William H. Bowns, Jr.; International Bass Lake Resort Homeowners' Association, Inc. a/k/a International Bass Lake Resort Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, beginning at 10:00 AM on the 19th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 344, LAKESIDE AT BASS LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE(S) 35, OF THE PUBLIC RECORDS OF POLK

DAVENPORT, FL 33896
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 13 day of January, 2026.

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
Property Address: 25-281934 - EuE
January 16, 23, 2026 26-00093K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025CC006333
LEOMAS LANDING HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.
FRANTZ CLERMONT, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 1/7/2026, in Case No.: 2025CC006333 of the County Court in and for Polk County, Florida, wherein LEOMAS LANDING HOMEOWNERS ASSOCIATION, INC. is the Plaintiff and FRANTZ CLERMONT, et al., are the Defendants. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 2/11/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 66, of LEOMAS LANDING - PHASE 1, according to the Plat

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2024CA001791
CROWS NEST ESTATES HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs.
MATILDE SENAIDA SOLER, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated , in Case No.: 2024CA001791 of the County Court in and for Polk County, Florida, wherein CROWS NEST ESTATES HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and MATILDE SENAIDA SOLER, et al., are the Defendants. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 2/16/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 52, Crows Nest Estates, according to the map or plat there-

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2024CA001791
CROWS NEST ESTATES HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs.
MATILDE SENAIDA SOLER, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated , in Case No.: 2024CA001791 of the County Court in and for Polk County, Florida, wherein CROWS NEST ESTATES HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and MATILDE SENAIDA SOLER, et al., are the Defendants. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 2/16/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 52, Crows Nest Estates, according to the map or plat there-

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

Email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

1/2027_V10

To publish your legal notice Email:
legal@businessobserverfl.com

1/2027_V10

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

GILLIGAN, ANDERSON, WILLIAMS & GREEN, P.A.
By: /s/ Edwin A. Green, III
EDWIN A. GREEN, III
Florida Bar No. 0606111
1531 SE 36th Avenue
Ocala, Florida 34471
Telephone: (352) 867-7707
Attorneys for Plaintiff
tgreen@ocalalaw.com
lcaldwell@ocalalaw.com
January 16, 23, 2026 26-00095K

COUNTY, FLORIDA.
TAX ID:
226-25-12-488056-003440
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 13th day of January, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
Case No. 2025CA000713000000
File # 25-F00116
January 16, 23, 2026 26-00083K

thereof, as recorded in Plat Book 195, Page 34, of the Public Records of Polk County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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: January 13, 2026
By: /s/Carlos Arias
Carlos Arias, Esquire
Florida Bar No.: 820911
ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
January 16, 23, 2026 26-00082K

of, as recorded in Plat Book 144, Page(s) 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.

DATED: January 14, 2026
By: /s/Carlos Arias
Carlos Arias, Esquire
Florida Bar No.: 820911
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
January 16, 23, 2026 26-00094K

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA003951A000BA
FBC MORTGAGE, LLC,
Plaintiff, vs.

ALEXIS JAVIER SANTANA
BERROCALES A/K/A ALEXIS J.
SANTANA
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 16, CENTRAL RIDGE ES-
TATES, ACCORDING TO THE
PLAT OR MAP THEREOF, AS
RECORDED IN PLAT BOOK
149, PAGE 13 AND 14, PUBLIC
RECORDS OF POLK COUN-
TY, FLORIDA.

has been filed against you and you

are 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 seal of said
Court on the 17 day of December, 2025.

STACY BUTTERFIELD, CPA
CLERK OF COURT OF
POLK COUNTY
As Clerk of the Court
(SEAL) BY: A. Nieves
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-13228FL

January 9, 16, 2026 26-00039K

SECOND 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
Berrios

YOU 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 ad-
dress is 21101 SW 198th Ave, Miami,
Florida 33187

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

DATED this 6th day of January,
2026.

Stacy M. Butterfield
CLERK OF THE COURT
(SEAL) By: /s/ Tamika Joiner
Deputy Clerk

Vestalia Aylsworth, Esq.,
Plaintiff's attorney,
21101 SW 198th Ave, Miami, FL 33187
January 9, 16, 2026 26-00058K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:

CASE NO.: 2025CA003070A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.

WILLIAM CHARLES DOUGLAS;
FLORIDA HOUSING
FINANCE CORPORATION;
UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
in the above styled cause now
pending in said court and as required
by Florida Statute 45.031(2), STACY
M. BUTTERFIELD, CPA as the Clerk
of the Circuit Court shall sell to the
highest and best bidder for cash elec-
tronically at www.polk.realforeclose.com,
at 10:00 AM on the 27 day of
January, 2026, the following described
property as set forth in said Final
Judgment, to wit:

TRACT #8, SHADY OAK
GLEN: BEGIN AT THE
SOUTHWEST CORNER OF
TRACT #7 OF WEBSTER AND
OMOHUNDRO EST. LANDS
SUB-DIVISION IN SECTION
31, TOWNSHIP 27 SOUTH,
RANGE 23 EAST, ACCORD-
ING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 3,
PAGE 81, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA;
RUN THENCE EAST 60 FEET;
THENCE NORTH 180 FEET
FOR THE POINT OF BEGIN-
NING; RUN THENCE EAST
180 FEET; THENCE NORTH
204.66 FEET; THENCE WEST
180 FEET; THENCE SOUTH
204.66 FEET TO THE POINT
OF BEGINNING; SUBJECT
TO UTILITY EASEMENT OF
10.00 FEET ON THE EAST

SIDE THEREOF.
PROPERTY ADDRESS: 3915
SHADY OAK DR E, LAKE-
LAND, FL 33810

IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS RE-
MAINING AFTER THE SALE, YOU
MUST FILE A CLAIM WITH THE
CLERK NO LATER THAN THE
DATE THAT THE CLERK REPORTS
THE FUNDS AS UNCLAIMED.
IF YOU FAIL TO FILE A CLAIM,
YOU WILL NOT BE ENTITLED TO
ANY REMAINING FUNDS. AFTER
THE FUNDS ARE REPORTED AS
UNCLAIMED, ONLY THE OWNER
OF RECORD AS OF THE DATE OF
THE LIS PENDENS MAY CLAIM
THE SURPLUS.

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

Dated this 03 day of January 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-03155
January 9, 16, 2026 26-00027K

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.

532025CA00341A000BA

LAKEVIEW LOAN
SERVICING, 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 WILLIAM R.
POLLARD, DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BENE-
FICIARIES, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF WILLIAM R. POLLARD,
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 be-
ing foreclosed herein.

YOU 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 RECORDED

IN PLAT BOOK 87, PAGE(S)
18 AND 19, 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 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686, at least
7 days before your scheduled court
appearance, or immediately upon receiving
this notification if the time before the
scheduled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

WITNESS my hand and 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 CLERK

ROBERTSON, 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 26-00041K

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. 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 BRE-
ANNA PARTAIN, AS PERSONAL
REPRESENTATIVE OF THE ESTATE
OF STEPHEN PARTAIN, DE-
CEASED; 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, FLORIDA
Property Address:
235 MCKEAN ST,
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 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 pro-
vision of certain assistance. Please contact
the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686, at least
7 days before your scheduled court
appearance, or immediately upon receiving
this notification if the time before the
scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.

Dated this 7 day of January, 2026.

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLC
Attorneys for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com

By: /S/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

24-224278 - MiM

January 9, 16, 2026 26-00057K

SECOND INSERTION

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

CASE NO. 2024CA003330000000
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT
OF THE FREDDIE MAC
SEASONED LOANS STRUCTURED
TRANSACTION TRUST, SERIES
2021-2,

Plaintiff, vs.

MARY F. ALEXANDER, et. al.

Defendant(s),
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated April 17, 2025, and entered
in 2024CA003330000000 of the Circuit
Court of the TENTH Judicial Circuit in
and for Polk County, Florida, wherein
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT
OF THE FREDDIE MAC
SEASONED LOANS STRUCTURED
TRANSACTION TRUST, SERIES
2021-2 is the Plaintiff and MARY F.
ALEXANDER; MOSES ALEXAN-
DER; POLK COUNTY, FLORIDA;
GOODLEAP, LLC F/K/A LOANPAL,
LLC 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 30, 2026, the following

-- ACTIONS /SALES / PUBLIC SALES --

THIRD 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 notified of your current address. You may file 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. 9, 2026 26-00007K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
Case No.: 53-2024-CA-002754
ELEVATE ROOFING &
EXTERIORS,
Plaintiff, v.
LESLEY SAURAY and
DINA SAURAY,
Defendants.

NOTICE IS HEREBY given that pursuant to the Final Judgment of Foreclosure entered December 17, 2025 in this cause, in the Circuit Court of Polk County, Florida, the Clerk shall sell the property situated in Polk County, Florida, described as:

Lot 23, Wildflower Ridge, according to the plat thereof as recorded in Plat Book 132, Pages 42 through 44, of the Public Records of Polk County, Florida
Parcel Identification Number: 122627-703504-000230
at public sale, to the highest and best bidder, for cash, on the 20th day of January, 2026 at 10:00 a.m. on www.polkrealforeclosure.com in accordance with Chapter 45 Florida Statutes.

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 sixty (60) days after the foreclosure sale.

This notice shall be published once a week for two consecutive weeks in the Business Observer at least five days prior to the date of this sale.

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

Dated on January 5, 2026.
GORDON & THALWITZER
299 N. Orlando Ave.
Cocoa Beach, FL 32931
T. 321-799-4777
/s/ Aaron Thalwitzer
Aaron B. Thalwitzer, Esq.
Florida Bar No. 42591
Aaron@brevardlegal.com
eservice@brevardlegal.com
Attorneys for Plaintiff

January 9, 2026 26-000033K

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT 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 33850

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 33850. 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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, 2025
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
26-01963K

SECOND 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 2003 HMMT mobile home bearing the vehicle identification numbers FLHMB174549046A and FLHMB174549046B and all personal items located inside the mobile home. Last Tenant: Allan William Beechey and Andrea Powell. Sale to be held at: Palm Key Village, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

January 9, 16, 2026 26-000060K

SECOND 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 26-000059K

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Richard E. Smith and Norma A. Smith, will on the 21st day of January 2026 at 11:00 a.m., on property at 29 Leisure Drive, Lot #29, Auburndale, Polk County, Florida 33823, in Central Leisure Lake MHC be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109.

Year/Make:
1971 NBLT Mobile Home
VIN No.: N2281
Title No.: 4211392
And All Other Personal Property
Therein

PREPARED BY:
Rosia Sterling
Lutz, Bob & Telfair, P.A.
2155 Delta Blvd., Suite 210-B
Tallahassee, Florida 32303

January 9, 2026 26-000044K

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

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, 2025
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
26-01964K

FOURTH 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.

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 Stacy M. Butterfield

3925 North Combee Road, Lot No. 16

Lakeland, Florida 33805

January 9, 16, 2026 26-000059K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
saratasclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

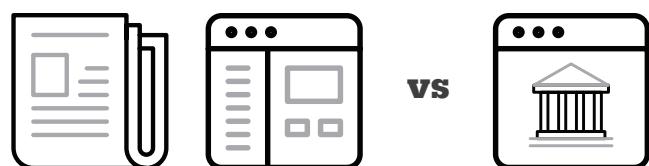
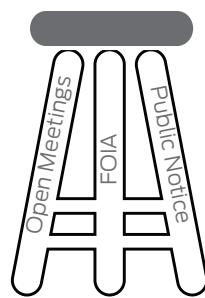
ORANGE COUNTY
myorangeclerk.com

**CHECK OUT YOUR
LEGAL NOTICES**

floridapublicnotices.com

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