

POLK COUNTY LEGAL NOTICES

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CP002665A000BA
DIVISION: PROBATE
IN RE: THE ESTATE OF: ALAN MARK STOWELL, Decedent.

PLEASE TAKE NOTICE that the administration of the estate of the Decedent, ALAN MARK STOWELL, whose date of death was March 6, 2025, is pending in the Circuit Court for Polk County, Florida (Probate Division), located at: 255 N. Broadway Avenue, Bartow, FL 33830. The name and address of the Personal Representative and the Attorney for the Personal Representative are set forth below.

If you have been served with a copy of this Notice to Creditors (the "Notice"), and you have any claim or demand against the Decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the Court ON OR BEFORE THE LATER OF A DATE THAT IS THREE (3) MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THE CREDITOR.

All other creditors of the Decedent and other persons who have any claims or demands against the Decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the Court ON OR BEFORE THE DATE THAT IS THREE (3) MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS PERIOD DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO (2) YEARS AFTER THE DATE OF DEATH OF THE DECEDENT.

A personal representative or curator has no duty to disclose whether any property held at the time of the Decedent's death by the Decedent or the decedent's surviving spouse, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes, Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified in Florida Statutes, Section 732.221.

The date of first publication of this notice is February 6, 2026.

Personal Representative:
/s/ Andrew Mark Stowell
Andrew Mark Stowell
9216 Dellwood Drive
Vienna, VA 22180

Attorney for Personal Representative:
/s/ Michelle A. Tuschinski
Michelle Tuschinski
Florida Bar Number: 1050263
mtuschinski@dsklawgroup.com
DSK Law Group
1825 Riverview Drive
Melbourne, Florida 32901
(321) 421-5529
Fax: (321) 339-1935
February 6, 13, 2026 26-00207K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2026-CP-000121-A000-BA
IN RE: ESTATE OF JAMES A. ROBEL, Decedent.

The administration of the estate of James A. Robel, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 February 6, 2026.

Personal Representative:
Kathy Kenyon
4149 Sprucewood Street
Winter Haven, Florida 33880
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
February 6, 13, 2026 26-00189K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-000143
IN RE: ESTATE OF SYLVIA WATSON A/K/A SYLVIA S. WATSON, Decedent.

The administration of the estate of SYLVIA WATSON A/K/A SYLVIA S. WATSON, deceased, whose date of death was MAY 5, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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: February 6, 2026

/S/ NKS
NANCY K. STEPHENS
Personal Representative
733 Woodland Avenue, Apt. 3,
Frankfort, KY 40601-3439

/S/ J/H
JENNIFER J. HENSLEY, ESQ.
Attorney for Personal Representative
Email Addresses:
jen@jenhensleylaw.com
lisa@jenhensleylaw.com
firm@jenhensleylaw.com
Florida Bar No. 1022202
Hensley Law Offices, LLC
5190 26th Street West,
Suite D
Bradenton, Florida 34207-2200
T: (941) 755-8583
February 6, 13, 2026 26-00204K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025CP004319A000BA
IN RE: ESTATE OF MIGUEL ALEJANDRO BERNAL, Decedent.

The administration of the Estate of Miguel Alejandro Bernal, deceased, whose date of death was April 19, 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 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 WITHIN 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 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.

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 specified under s. 732.221. The written demand must be filed with the Clerk.

The date of first publication of this notice is February 6, 2026.

Personal Representative:
Eyran Bernal
c/o Bennett Jacobs & Adams, P.A.
P.O. Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
P.O. Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
February 6, 13, 2026 26-00205K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA
PROBATE DIVISION
File Number: 2026CP000144A000BA
Division: 14
IN RE: ESTATE OF VICTOR DIETZ A/K/A VICTOR H. DIETZ A/K/A VICTOR HOWARD DIETZ, Decedent.

The administration of the estate of Victor Dietz, deceased, File Number: 2026CP000144A000BA, whose date of death was May 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Circuit Court, Probate Division, P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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.

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

The date of first publication of this notice is: February 6, 2026.

Personal Representative
Deborah Dietz
165 Glendale Court
Poinciana, Florida 34759
Attorney for Personal Representative
William G. Salim, Jr.
Florida Bar No. 750379
William G. Salim, Jr., P.A.
1000 Corporate Drive,
Suite 330
Fort Lauderdale, FL 33334
February 6, 13, 2026 26-00190K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-4378
Division PROBATE
IN RE: ESTATE OF ANDREA LEE DAVIS, Decedent.

The administration of the estate of ANDREA LEE DAVIS, deceased, whose date of death was April 1, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 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 February 6, 2026.

Personal Representative:
AMBER NICOLE DAVIS
948 Driftwood Cir.
Banning, California 92220
Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com
February 6, 13, 2026 26-00215K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025CP002252A000BA
IN RE: Estate of ALVIN LEONARD ELKINS, a/k/a ALVIN L. ELKINS, a/k/a ALVIN ELKINS, Decedent.

The administration of the estate of ALVIN LEONARD ELKINS, a/k/a ALVIN L. ELKINS, a/k/a ALVIN ELKINS, deceased, whose date of death was MAY 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 specified under s. 732.221.

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 February 6, 2026.

Personal Representative:
R. SETH MANN
38109 Pasco Avenue
Dade City, FL 33525
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar No. 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
February 6, 13, 2026 26-00217K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP002617A000BA
IN RE: ESTATE OF CHARLES GIBSON, Decedent.

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

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

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

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

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

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

The date of first publication of this notice is February 6, 2026.

BEVERLY GIBSON,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954) 767-3399 or
(305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
February 6, 13, 2026 26-00191K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003819
IN RE: ESTATE OF RANDAL MATTHEW PRICE, Decedent.

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

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: February 6, 2026.

NORMA PRICE
Personal Representative
2008 E. State Road 60
Plant City, FL 33567
Robert D. Hines, Esq.
Attorney for Personal Representative
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:
jrvera@hnh-law.com
February 6, 13, 2026 26-00206K

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
POLK COUNTY
CIVIL DIVISION
Case No. 53-2024-CA-001100
Division 15

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE ON
BEHALF FOR CSMC 2018-RPL12
TRUST**

Plaintiff, vs.
**CINDY L. OGLETREE, MICHAEL
L. OGLETREE, POINCIANA
VILLAGE SEVEN ASSOCIATION,
INC., ASSOCIATION OF
POINCIANA VILLAGES,
INC., STATE OF FLORIDA,
DEPARTMENT OF REVENUE,
HAINES CITY HMA LLC DBA
HEART OF FLORIDA REGIONAL
MEDICAL CENTER, 1ST CLASS
ROOFING, INC., AND UNKNOWN
TENANTS/OWNERS,**
Defendants.

Notice is hereby given, pursuant to
Final Judgment of Foreclosure for
Plaintiff entered in this cause on May
14, 2025, in the Circuit Court of Polk
County, Florida, Stacy M. Butterfield,
Clerk of the Circuit Court, will sell the
property situated in Polk County, Flor-
ida described as:

LOT 2, IN BLOCK 1150, OF
POINCIANA NEIGHBOR-
HOOD 5, VILLAGE 7, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 53, AT PAGES 19
THROUGH 28, INCLUSIVE,

OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
and commonly known as: 451 PEACE
CT, KISSIMMEE, FL 34759; includ-
ing the building, appurtenances, and
fixtures located therein, at public sale
at 10:00 A.M., on-line at www.polk.
realforeclose.com on MARCH 16, 2026
to the highest bidder for cash after giv-
ing notice as required by Section 45.031
F.S.

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

AMERICANS WITH DISABILI-
TIES ACT. If you are a person with a
disability who needs any accommo-
dation in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain assis-
tance. 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 immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

Dated: JANUARY 28, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2323412/wll
February 6, 13, 2026 26-00175K

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.**

**532025CA003898A000BA
LAKESIDE LANDINGS
HOMEOWNERS ASSOCIATION,
INC., a Florida non-profit
Corporation,**
Plaintiff, vs.

**UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY
CLAIM INTEREST IN ESTATE
OF JENNIFER LYNNE TRIBUE-
ISAAC, DECEASED; UNKNOWN
TENANT(S) IN POSSESSION, IF
ANY, et al,**
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to Final Judgment of Foreclosure
dated January 22, 2026 in Case No.
532025CA003898A000BA the Circuit
Court in and for Polk County, Florida
wherein LAKESIDE LANDINGS
HOMEOWNERS ASSOCIATION,
INC, a Florida non-profit Corporation,
is Plaintiff, and UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES, AS-
SIGNNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM INTEREST IN ESTATE
OF JENNIFER LYNNE TRIBUE-
ISAAC, DECEASED, et al, is the Defen-
dant, I will sell to the highest and best
bidder for cash at: 10:00 A.M. (Eastern
Time) on FEBRUARY 26, 2026. ()
www.polk.realforeclose.com the Clerk's
website for online auctions after first
given notice as required by Section
45.031, Florida Statutes, the following
described real property as set forth in

the Final Judgment, to wit:
LOT 156, LAKESIDE LAND-
INGS PHASE 3, ACCORDING
TO THE PLAT AS RECORDED
IN PLAT BOOK 168, PAGES 5
THROUGH 7, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.
A/K/A:
4003 GREAT EGRET DR,
WINTER HAVEN, FL 33881.

ANY PERSON CLAIMING AN IN-
TEREST 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 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: January 29, 2026
FLORIDA COMMUNITY
LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flcgl.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
February 6, 13, 2026 26-00195K

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.:
**2025CA-000662-0000-00
LAKEVIEW LOAN
SERVICING, LLC,**
Plaintiff, vs.

**SIR FRANCIS JAMES MCKINNON
A/K/A SIR FRANCIS MCKINNON;
LAKE LUCERNE PROPERTY
OWNERS ASSOCIATION INC.;**
**PATRICIA WEST MCKINNON;
UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,**
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. BUTTER-
FIELD, CPA as the Clerk of the Circuit
Court shall sell to the highest and best
bidder for cash electronically at www.
polk.realforeclose.com at 10:00 AM on
the 02 day of March, 2026, the follow-
ing described property as set forth in
said Final Judgment, to wit:

LOT 63, OF LAKE LUCERNE
PHASE 5, ACCORDING TO
THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
180, PAGE(S) 35-40, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.
PROPERTY ADDRESS:
645 SARNER PASS WAY,
WINTER HAVEN, FL 33881
IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-

ING 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 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 02 day of February 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
25-00604
February 6, 13, 2026 26-00210K

FIRST INSERTION

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

**532023CA006606000000
CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, vs.**
**AARON M. DOUGLASS;
KATHLEEN M. DOUGLASS;
UNLOCK PARTNERSHIP
SOLUTIONS INC.;**
Defendants

NOTICE IS HEREBY GIVEN pur-
suant to an Order Rescheduling the
Foreclosure Sale dated December
30, 2025, and entered in Case No.
532023CA006606000000, of the Cir-
cuit Court of the Tenth Judicial Circuit
in and for POLK COUNTY, Florida. CAR-
RINGTON MORTGAGE SERVICES,
LLC, is Plaintiff and AARON M.
DOUGLASS; KATHLEEN M. DOU-
GLASS; UNLOCK PARTNERSHIP
SOLUTIONS INC., are defendants.
Stacy M. Butterfield, Clerk of Circuit
Court for POLK, County Florida will
sell to the highest and best bidder for
cash Via the Internet at www.polk.
realforeclose.com at 10:00 a.m., on the
2ND day of MARCH, 2026, the follow-
ing described property as set forth in
said Final Judgment, to wit:

THE WEST 123.33 FEET OF
THE EAST 595 FEET OF
THE SOUTH 300 FEET OF
THE NORTH 501 FEET OF
THE SOUTHEAST ¼ OF
THE NORTHEAST ¼ OF
SECTION 13, TOWNSHIP 27
SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA,
LESS THE SOUTH 30 FEET
THEREOF FOR ROAD,
A/K/A LOT 5, UNRECORDED
GREENBRIAR.

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 disabil-
ity who needs any accommodation in

order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifica-
tion if the time before the scheduled
appearance is less than 7 days; if you
are hearing or voice impaired, call 711.

Si usted es una persona minusválida
que necesita algún acomodamiento
para poder participar en este proced-
imiento, usted tiene derecho, sin tener
gastos propios, a que se le provea cierta
ayuda. Tenga la amabilidad de ponerse
en contacto con the Office of the Court-
Administrative, 255 N. Broadway Av-
enue, Bartow, Florida 33830, (863)
534-4686 por lo menos 7 días antes
de la cita fijada para su comparecencia
en los tribunales, o inmediatamente
después de recibir esta notificación si
el tiempo antes de la comparecencia
que se ha programado es menos de 7
días; si usted tiene discapacidad del
oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen
akomodasyon pou w ka patisipe nan
pwosedi sa, ou kalifye san ou pa gen
okenn lajan pou w peye, gen pwovizyon
yon pou w jwen kek ed. Tanpri kontakte
the Office of the Court Administrative,
255 N. Broadway Avenue, Bartow, Flor-
ida 33830, (863) 534-4686 nan 7 jou
anvan dat ou gen randevou pou parèt
nan tribinal la, oubyen imedyatman
apre ou fin resevwa konvokasyon an si
le ou gen pou w parèt nan tribinal la
mwens ke 7 jou; si ou gen pwoblèm pou
w tande oubyen pale, rele 711.

Dated this 29th day of January, 2026
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
CR19077-23/sap
February 6, 13, 2026 26-00196K

FIRST INSERTION

**RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.**

**532022CA004109000000
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
MAROON PLAINS TRUST,
Plaintiff, vs.**

**ANNIE B. CAMPBELL A/K/A
ANNIE CAMPBELL; KHARON
CAMPBELL CHAPPER; MICROF;
UNKNOWN SPOUSE OF
KHARON CAMPBELL CHAPPER;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursu-
ant to a Summary Final Judgment of
Foreclosure dated November 15, 2023,
and an Order Resetting Sale dated
January 21, 2026, and entered in Case
No. 532022CA004109000000 of the
Circuit Court in and for Polk County,
Florida, wherein U.S. BANK NATION-
AL ASSOCIATION, NOT IN ITS IN-
DIVIDUAL CAPACITY BUT SOLELY
AS TRUSTEE FOR THE MAROON
PLAINS TRUST is Plaintiff and AN-
NIE B. CAMPBELL A/K/A ANNIE
CAMPBELL; KHARON CAMPBELL
CHAPPER; MICROF; UNKNOWN
SPOUSE OF KHARON CAMPBELL
CHAPPER; UNKNOWN TEN-
ANT NO. 1; UNKNOWN TENANT
NO. 2; and ALL UNKNOWN PART-
TIES CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR CLAIM-
ING TO HAVE ANY RIGHT, TITLE
OR INTEREST IN THE PROPERTY
HEREIN DESCRIBED, are Defen-

dants, STACY M. BUTTERFIELD, the
Clerk of the Circuit Court, will sell to
the highest and best bidder for cash on-
line at www.polk.realforeclose.com,
at 10:00 a.m., on March 24, 2026, the
following described property as set forth
in said Order or Final Judgment, to-wit:
LOT 24, ANNIE O. MADDOX
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
36, PACE 20, PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.

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

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court 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 January 29, 2026.
By: /s/ Lisa A Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave, Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-187682 / TM1
February 6, 13, 2026 26-00197K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA001566**

**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING
Plaintiff(s), vs.**
**REBECCA BURGESS; et al.,
Defendant(s).**

NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on January 22,
2026 in the above-captioned action,
the Clerk of Court, Stacy M. Butterfield,
will sell to the highest and best bidder
for cash at www.polk.realforeclose.com
in accordance with Chapter 45, Florida
Statutes on the 26th day of February,
2026 at 10:00 AM on the following
described property as set forth in said
Final Judgment of Foreclosure or order,
to wit:

LOT (S) 10 AND 11, COUNTRY
RIDGE, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
67, PAGE(S) 30, OF THE PUB-
LIC RECORDS OF POLK
COUNTY, FLORIDA.
Property address: 1538 Country

Ridge Drive, Lakeland, FL 33801
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 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.

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-002761-1
February 6, 13, 2026 26-00198K

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.: 2025CC001724**

**CHARLES COVE HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff, vs.**
**EMANUEL GARCIA
RODRIGUEZ, et al.,
Defendants.**

Notice is given that pursuant to the
Final Judgment of Foreclosure dated
11/4/2025, in Case No.: 2025CC001724
of the County Court in and for Polk
County, Florida, wherein CHARLES
COVE HOMEOWNERS ASSOCIA-
TION, INC., is the Plaintiff and EMAN-
UEL GARCIA RODRIGUEZ, 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 https://
www.polk.realforeclose.com, in ac-
cordance with Section 45.031, Florida
Statutes, on 3/4/2026, the following
described property set forth in the Final
Judgment of Foreclosure:

Lot 134, LAKE CHARLES RE-
SORT PHASE 1A, according to

the plat as recorded in Plat Book
175, Pages 5 through 10, 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 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: January 30, 2026
By: /s/Jennifer L. Davis
Jennifer L. Davis, Esquire
Florida Bar No.: 879681
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
February 6, 13, 2026 26-00199K



SAVE TIME

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

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
V202606_V17

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu.

or email legal@businessobserverfl.com

Business Observer

--- SALES ---

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. 2025CA001643A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
ANGEL PEREZ AKA
ANGEL LUIS PEREZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 7, 2026, and entered in 2025CA001643A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ANGEL PEREZ AKA ANGEL LUIS PEREZ; UNKNOWN SPOUSE ANGEL PEREZ AKA ANGEL LUIS PEREZ 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 February 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK "A", SHEPARD'S RESUBDIVISION OF LOTS 3 AND 4, BLOCK 10, TWIN LAKE PARK ADDITION TO LAKE WALES, FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 2, SOUTH 00°11'47" EAST A DISTANCE OF 187.66

FEET TO THE SURVEY BASE LINE OF STATE ROAD 60 AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 9,549.30 FEET; THENCE ALONG SAID SURVEY BASE LINE THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 351.91 FEET THROUGH A CENTRAL ANGLE OF 02°06'41" WITH A CHORD BEARING SOUTH 78°16'06" EAST TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SURVEY BASE LINE, SOUTH 77°12'45" EAST A DISTANCE OF 143.71 FEET; THENCE SOUTH 00°11'47" EAST A DISTANCE OF 43.10 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 60 (PER SECTION 16110-2511); THENCE CONTINUE SOUTH 00°11'47" EAST A DISTANCE OF 8.62 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID SHEPARD'S RESUBDIVISION OF LOTS 3 AND 4, BLOCK 10, TWIN LAKE PARK ADDITION TO LAKE WALES, FLORIDA, PER PLAT BOOK 7, PAGE 3; THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°47'33" WEST A DISTANCE OF 0.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 FOR A POINT OF BEGINNING. THENCE ALONG THE EAST LINE OF SAID LOT 4, SOUTH 00°11'47" EAST A DISTANCE OF 8.01 FEET; THENCE NORTH 77°12'44" WEST A DISTANCE OF 35.64 FEET TO SAID NORTHERLY BOUNDARY ALSO BEING THE NORTHERLY LINE OF SAID LOT 4; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 89°47'33" EAST A DISTANCE OF 34.73 FEET

TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, NORTH 00°17'16" WEST A DISTANCE OF 1,152.92 FEET TO THE SURVEY BASE LINE OF STATE ROAD 60 AND THE BEGINNING OF A CURVE HAVING A RADIUS OF 9,549.30 FEET; THENCE ALONG SAID SURVEY BASE LINE THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 353.83 FEET THROUGH A CENTRAL ANGLE OF 02°07'23" WITH A CHORD BEARING SOUTH 78°16'26" EAST TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SURVEY BASE LINE SOUTH 77°12'45" EAST A DISTANCE OF 120.01 FEET; THENCE SOUTH 12°47'15" WEST A DISTANCE OF 58.40 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 60 (PER SECTION 16110-013) AND THE NORTH LINE OF SAID LOT 4 FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH 77°12'44" EAST A DISTANCE OF 36.27 FEET TO THE EAST LINE OF SAID LOT 4; THENCE ALONG SAID EAST LINE SOUTH 00°11'47" EAST A DISTANCE OF 6.42 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 2,827.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A

DISTANCE OF 46.47 FEET THROUGH A CENTRAL ANGLE OF 00°56'30" WITH A CHORD BEARING NORTH 71°55'58" WEST TO THE NORTH LINE OF SAID LOT 4 AND THE END OF SAID CURVE; THENCE ALONG THE NORTH LINE OF SAID LOT 4, NORTH 89°46'31" EAST A DISTANCE OF 8.78 FEET TO THE POINT OF BEGINNING

Property Address: 312 LIME AVE, LAKE WALES, FL 33853

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 3 day of February, 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: fmil@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-276875 - MaS
February 6, 13, 2026 26-00212K

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 DIVISION

CASE NO. 2022CA003270000000
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.

EDGAR L. LIGHTSEY A/K/A
EDGAR LIGHTSEY; THE
UNKNOWN SPOUSES, HEIRS,
DEWISEES, GRANTEEES,
CREDITORS, AND ALL
OTHER PARTIES CLAIMING
BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF
GEORGE LINCOLN LIGHTSEY
A/K/A GEORGE L. LIGHTSEY,
DECEASED; ATLANTIC KEY
ENERGY, LLC; GOODLEAP, LLC;
DOROTHY VIOLA COLEMAN
A/K/A VIOLA COLEMAN; MAL
LOUIS LIGHTSEY A/K/A MAL
L. LIGHTSEY; JOHN OLIVER
LIGHTSEY A/K/A JOHN O.
LIGHTSEY; MELVIN LLOYD
LIGHTSEY A/K/A M. LLOYD
LIGHTSEY UNKNOWN TENANT
NO. 1; UNKNOWN TENANT NO.
2; and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,

THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Consent Summary Final Judgment of Foreclosure dated January 12, 2026, and entered in Case No. 2022CA003270000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and EDGAR L. LIGHTSEY A/K/A EDGAR LIGHTSEY; THE UNKNOWN SPOUSES, HEIRS, DEWISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE LINCOLN LIGHTSEY A/K/A GEORGE L. LIGHTSEY, DECEASED; ATLANTIC KEY ENERGY, LLC; GOODLEAP, LLC; DOROTHY VIOLA COLEMAN A/K/A VIOLA COLEMAN; MAL LOUIS LIGHTSEY A/K/A MAL L. LIGHTSEY; JOHN OLIVER LIGHTSEY A/K/A JOHN O. LIGHTSEY; MELVIN LLOYD LIGHTSEY A/K/A M. LLOYD LIGHTSEY UNKNOWN TENANT NO. 1; UN-

KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on May 12, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 3, HIGHLAND PARK PINES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 119, PAGE 28, IN 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE

THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, if you are a person 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 at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

DATED 2/2/2026.
By: /s/ Nazish Z. Shah
Nazish Z. Shah
Florida Bar No.: 92172
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave.,
Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1475-186688 / SM2
February 6, 13, 2026 26-00203K

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

1V2026_V15

Q&A

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

1V18237_V26

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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION
Case No. 2024CA003800000000
Division 08
NATIONSTAR MORTGAGE LLC Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, JAMES SHERMAN PORTER IV A/K/A JAMES PORTER IV, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, MATTHEW DAVID PORTER, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, JOHNATHAN PORTER, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED
Defendants.
TO: JOHNATHAN PORTER, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
361 CLIFFSIDE DR APT A
COLUMBUS, OH 43202
UNKNOWN SPOUSE OF JOHNATHAN PORTER
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
361 CLIFFSIDE DR APT A
COLUMBUS, OH 43202
You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:
LOT 119, OF INWOOD NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 14, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
commonly known as 1489 36TH ST NW, WINTER HAVEN, FL 33881 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
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: January 20th, 2026.
CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(COURT SEAL)
By: /s/ Sebastian Irlanda
Deputy Clerk
Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
318000/2426214/MTS
February 6, 13, 2026 26-00182K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO: 2025CA004521A000BA
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RANDY BURKETT A/K/A RANDY D. BURKETT A/K/A RANDY DONALD BURKETT (DECEASED); PATRICIA MOODY BURKETT; TIFFANY DAWN HAULT A/K/A TIFFANY HAULT; TENEILLE DIONNE GENNARO; REFLECTIONS WEST HOMEOWNERS ASSOCIATION, INC.; ONEMAIN FINANCIAL GROUP, LLC; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2
LAST KNOWN ADDRESS: 3208 Sanoma Dr, Lakeland, FL 33811
TO: PATRICIA MOODY BURKETT
LAST KNOWN ADDRESS: 3208 Sanoma Dr, Lakeland, FL 33811
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RANDY BURKETT A/K/A RANDY D. BURKETT A/K/A RANDY DONALD BURKETT (DECEASED)
LAST KNOWN ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 118, REFLECTIONS WEST PHASE TWO, AS PER PLAT THEREOF, RECORDED IN

PLAT BOOK 126, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 3208 Sanoma Dr, Lakeland, FL 33811
has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before Feb. 27, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court at Polk County, Florida, this 21st day of January, 2026.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT (SEAL) BY: A. Nieves
DEPUTY CLERK
FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD., Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. | FAX: (954) 200-7770
EMAIL DESIGNATED PRIMARY EMAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-102373-F00
February 6, 13, 2026 26-00178K

FIRST INSERTION

NOTICE OF DISTRICT'S RECEIPT OF APPLICATION
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 924499 from Redstone Properties, LLC., whose address is Attn: Kevin Schmidt, 1501 W Cleveland St, Suite 200, Tampa, FL 33606. Application received: 08/26/2025. The proposed activity consists of a 5,200 SF convenience store, 14 fueling positions, and an additional High-speed diesel canopy with 5 fueling positions. Project name: Circle K - Hwy 17 & Snively Ave. Project size: 5.21 acres. Location: Section 5, Township 29 South, Range 26 East, in Polk County Outstanding Florida Water: No. Aquatic Preserve: No. The application is available for public inspection MON-FRI at 7601 U.S. HWY 301 N, Tampa, FL 33637 or through the "Application & Permit Search Tools" function

at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. HWY 301 N, Tampa, FL 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1 (800) 836-0797, TDD only 1(800) 231-6103
February 6, 2026 26-00200K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA004564A000BA
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
WESTON WESLEY, et al., Defendants.
TO: WESTON WESLEY
4817 MARK WAY, BARTOW, FL 33830
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 60, WHEELER HEIGHTS MOBILE HOME PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 62, PAGE 17, IN 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 March 2, 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 23rd day of January, 2026.
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
February 6, 13, 2026 26-00180K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA002636A000BA
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.
KARIM NASIR JACKSON A/K/A KARIM JACKSON, et al., Defendant.
TO: UNKNOWN SPOUSE OF JARED DAVID JACKSON,
502 OAKPARK LOOP,
DAVENPORT, FL 33837
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 10, BRAIRGROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Rayment Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-

stated Court on or before November 24, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of said Court on the 17th day of October, 2025.
STACY BUTTERFIELD, CPA
CLERK OF COURT OF POLK COUNTY
As Clerk of the Court
BY: /s/ Sebastian Irlanda
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
25-12180FL
February 6, 13, 2026 26-00181K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CA-000129-0000-00
NATIONSTAR MORTGAGE LLC Plaintiff(s) VS.
LEROY MARCUS MCCLELLAND, UNKNOWN SPOUSE OF LEROY MARCUS MCCLELLAND, UNITED STATES OF AMERICA ACTING THROUGH SECRETARY OF HOUSING AND URBAN DEVELOPMENT, BRENTON MANOR HOMEOWNERS ASSOCIATION INC, UNKNOWN PARTIES IN POSSESSION #1, UNKNOWN PARTIES IN POSSESSION #2, IF LIVING, AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANT(S) Defendant(s)
Notice is hereby given that pursuant to a Final Judgment entered on DECEMBER 17, 2026, in the above-entitled case in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:
Property Address:
3077 Brenton Manor Loop,
Winter Haven, FL 33881
a. Legal Description: LOT 133, BRENTON MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 22, PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.
b. Parcel ID No. 272806-821502-001330
to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 26TH day of FEBRUARY, 2026.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
If you are a person with a disability who needs any accommodation in 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 the Court on this 22nd day of January, 2026.
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By Carolyn Mack
Deputy Clerk
Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P. O. Box 9000
Bartow, FL 33831-9000
February 6, 13, 2026 26-00177K

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 Adena Concrete located at 2725 S. Combee Road in the City of Lakeland,

Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of February, 2026
Amerette LLC
Randy Payne
February 6, 2026 26-00220K

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2025CC008677A000BA
DIVISION: M9
Trust Bank Plaintiff, -vs.-
Jill Wallace as Personal Representative of the Estate of Kathleen Betz a/k/a Kathleen Forehand Betz a/k/a Kathleen Bearden Forehand Betz; Jill Wallace; Unknown Spouse of Jill Wallace; Trust Bank, successor by merger to SunTrust Bank; Gileo Roofing, Inc.; Service Finance Company, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).
TO: Gilco Roofing, Inc.:
c/o Larry Gilileo, Jr.,
132 Burning Bush Cove,
Auburndale, FL 33823
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:
THE EAST 115 FEET OF THE

WEST 419.04 FEET OF THE SOUTH 130.0 FEET OF THE NORTH 275.0 FEET OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA; BEING LOT 6, LESS THE EAST 25 FEET THEREOF, OF THE UNRECORDED PLAT OF ORANGE VALLEY SUBDIVISION.
more commonly known as 620 Orange Valley Lane, Lakeland, FL 33813.
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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.
Default Date: March 2, 2026
WITNESS my hand and seal of this Court on the 23rd day of January, 2026.
Stacy M. Butterfield
Circuit and County Courts (SEAL) By: A. Nieves
Deputy Clerk
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
25-333872 FCO1 SUT
February 6, 13, 2026 26-00179K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA002040A000BA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-2 Plaintiff(s), vs.
KEVIN W. ISAACS, SR.; CROSS OUR HEARTS INC.; PROVIDENCE COMMUNITY ASSOCIATION, INC.; ENERGY ASSET HOLDCO LLC; SUNNOVA TE MANAGEMENT, LLC; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
TO: KEVIN W. ISAACS, SR.
LAST KNOWN ADDRESS:
2080 CAMDEN LOOP,
DAVENPORT, FL 33837
CURRENT ADDRESS: 2080 CAMDEN LOOP, DAVENPORT, FL 33837
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:
LOT 68, CAMDEN PARK AT PROVIDENCE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address: 2080 Cam-

den Loop, Davenport, FL 33837
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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.
Default date: 3/2/26
DATED this the 22nd day of Jan., 2026.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Sebastian Irlanda
Deputy Clerk
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-002194-2
February 6, 13, 2026 26-00184K

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 Chic Crafts By Cheryl, located at 5130 Abc Rd, Lot 108, in the County of Polk County, in the City of Lake Wales, Florida 33859, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of February, 2026
Iris I Perez
February 6, 2026 26-00193K

FIRST INSERTION

NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME
Notice is hereby given that David Daniel Jimenez, desiring to engage in business under the fictitious name Diligent Media Photography located at 470 City Centre St #1022, Winter Haven, FL 33880, intends to register said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 6, 2026 26-00194K

FIRST INSERTION

FICTITIOUS NAME NOTICE
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Chic Crafts By Cheryl, located at 5130 Abc Rd, Lot 108, in the County of Polk County, in the City of Lake Wales, Florida 33859, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lake Wales, Florida, this 2nd day of January, 2026.
Owner Name: Cheryl Edmonds.
February 6, 2026 26-00208K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386 and select the appropriate County name from the menu option
OR E-MAIL: legal@businessobserverfl.com
Business Observer
LV10239

--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF RULEMAKING OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of Solterra Resort Community Development District ("District") on **March 6, 2026, at 10:00 a.m. at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837.**

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed *Vendor Amenity Usage Policy and Rates ("Vendor Amenity Usage Policy")*, Rule No. 03. Prior notice of rule development was published in The Florida Business Observer on January 30th, 2026.

The purpose and effect of the Vendor Amenity Usage Policy is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. Specific legal authority for the District to adopt the proposed Vendor Amenity Usage Policy includes Chapters 120 and 190, Florida Statutes, as amended, and specific laws implemented include, but are not limited to, Sections 190.011, 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended. The proposed rates within the Vendor Amenity Usage Policy include:

TYPE	RATE
Eligible Vendor Employee Usage Fee	\$0.00 - \$30.00

*Any electronic payments remitted to the District may require payment of additional associated processing fees.

A copy of the proposed Vendor Amenity Usage Policy and any material proposed to be incorporated by reference may be obtained by contacting Brian Mendes, District Manager at Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (BMendes@Rizzetta.com); Phone: (813) 994-1001 ("District Manager's Office").

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

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
Solterra Resort Community Development District
February 6, 2026

26-00192K

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY

IN THE COUNTY COURT FOR THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE: 2025-CC-9089

CALABAY PARC AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
JAMES EUGENE HARDY;
UNKNOWN SPOUSE OF JAMES EUGENE HARDY; AND UNKNOWN TENANT(S),
Defendant.

TO: JAMES EUGENE HARDY
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

Lot 215, CALABAY PARC AT TOWER LAKE PHASE TWO, according to the Plat thereof as recorded in Plat Book 136, Page 45, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

Property Address:
129 Minnehaha Circle,
Haines City, FL 33844

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon

MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff and 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.

Default Date: 3/6/2026
WITNESS my hand and seal of this Court on the day of JAN 27, 2026

Stacy M. Butterfield
Circuit and County Courts
(SEAL) By: Ruthy Pacheco
Deputy Clerk

MANKIN LAW GROUP,
Attorneys for Plaintiff,
2535 Landmark Drive,
Suite 212,
Clearwater, FL 33761
February 6, 13, 2026 26-00213K

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.

532025CA003194A000BA MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY,
Plaintiff, vs.
LENORA D. CRAWFORD A/K/A LENORA CRAWFORD, et. al.
Defendant(s).

TO: LENORA D. CRAWFORD A/K/A LENORA CRAWFORD, KIM CRAWFORD,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 37, PHASE 3B OF HIGHLANDS RESERVE, PHASES 3A AND 3B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 110, PAGES 30 THROUGH 33, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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: March 11, 2026
WITNESS my hand and the seal of this Court at Polk County, Florida, this 2nd day of February, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: A. Nieves
DEPUTY CLERK

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-301386

February 6, 13, 2026 26-00214K

FIRST INSERTION

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

CASE NO.: 2025CA002702A000BA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Plaintiff(s), vs.
MARIA COLLAZO; DEER CREEK GOLF & TENNIS RV RESORT PHASE THREE-B HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF MICHAEL COLLAZO AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF MARIA COLLAZO; THE UNKNOWN SPOUSE OF MICHAEL COLLAZO; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF MICHAEL COLLAZO AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS:
UNKNOWN

CURRENT ADDRESS: UNKNOWN
TO: MARIA COLLAZO
LAST KNOWN ADDRESS:
127 ANFELA LANE,
DAWSONVILLE, GA 30534

CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF MARIA COLLAZO
LAST KNOWN ADDRESS:
129 JACK NICKLAUS LANE,
DAVENPORT, FL 33837

CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:

LOT 672, DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-B, AS PER
Default Date: 3/2/2026
DATED this the day of JAN 23 2026.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Asuncion Nieves
Deputy Clerk
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-006895-1
February 6, 13, 2026 26-00187K

FIRST INSERTION

NOTICE OF SPECIAL BOARD MEETING AND CLOSED EXECUTIVE SESSION OF THE BOARD OF SUPERVISORS OF SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Saddle Creek Preserve of Polk County Community Development District ("District") will hold a special meeting for the purpose of Board discussions related to details of the District's security system plan on **Tuesday, February 24, 2026, at 5:30 p.m. at 120 W. Park Street, Auburndale, Florida 33823.**

A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or (321) 263-0132 ("District Manager's Office"). As previously advertised, the regular meeting of the Board on Tuesday, February 24, 2026, will also be held at 120 W. Park Street, Auburndale, Florida 33823 at 6:00 p.m.

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, portions of the special meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Carol Jean Telman will on the 23rd day of February 2026 at 10:00 a.m., on property at 272 Lyndol Street, Lakeland, Polk County, Florida 33815, in Sterling Mobile Home Community be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make:

1971 TROP Mobile Home
VIN No.: 13032
Title No.: 4597535
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd., Suite 210-B
Tallahassee, Florida 32303
February 6, 13, 2026 26-00202K

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-003871
IN RE: ESTATE OF SHARON REHBERG MURPHY, Deceased.

TO: Unknown heirs of the ESTATE OF AKIVA MEIR HERSH
Unknown
Unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher

Avenue, Suite B., Tampa, FL 33612 on or before MARCH 16, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
Signed on this 2ND day of FEBRUARY, 2026.
/s/ STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) BY: H. WARD
As Deputy Clerk
Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B.,
Tampa, FL 33612
Feb. 6, 13, 20, 27, 2026 26-00209K

FIRST INSERTION

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

CASE NO.: 2025CA003923A000BA
PLAINS COMMERCE BANK Plaintiff(s), vs.

TIMOTHY A. KIRBY; JENNIE FRIAS; LIBERTY SQUARE HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN SPOUSE OF JENNIE FRIAS THE UNKNOWN TENANT IN POSSESSION
Defendant(s).

TO: JENNIE FRIAS
LAST KNOWN ADDRESS:
710 FRANKLIN COURT,
HAINES CITY, FL 33844

CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF JENNIE FRIAS
LAST KNOWN ADDRESS:
710 FRANKLIN COURT,
HAINES CITY, FL 33844

CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:

LOT 19, LIBERTY SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 710 Franklin Court, Haines City, FL 33844

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-010073-1
February 6, 13, 2026 26-00185K

FIRST INSERTION

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

CASE NO.: 2025CA003385A000BA
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PRPM 2025-NQM1 TRUST Plaintiff(s), vs.

NURSE GEO LLCN/K/A TALVANCE LLC; RONDA LA' CHERYL AMMON; DAMIEN JA' RON SMITH; THE UNKNOWN SPOUSE OF DAMIEN JA' RON SMITH; THE UNKNOWN SPOUSE OF RONDA LA' CHERYL AMMON; FRC VTX ASSETS, LLC; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: THE UNKNOWN SPOUSE OF DAMIEN JA' RON SMITH
LAST KNOWN ADDRESS: 2470 AVIAN LOOP KISSIMMEE, FL 34741
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:

LOT 145, PINE LAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 18 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 28 TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

Property address: 3430 Wren Lane, Mulberry, FL 33860

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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.

Default Date: 3/2/26
DATED this the 22nd day of Jan., 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Sebastian Irlanda
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-004970-3
February 6, 13, 2026 26-00186K

FIRST INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA COUNTY, FLORIDA

Case No.: 2025 DR 4035
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD

TO: Unknown
Polk County
YOU ARE NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to Clay H. Whittaker, Esq. d/b/a Gulf Coast Adoptions, PLLC, as the Adoption Entity, and whose address is 30 S. Spring St. Pensacola, Florida 32502 (and phone number 850-999-7977), on or before 3/11/2026 and file the original with the Clerk of this Court at M.C. Blanchard Judicial Building, 190 W. Government Street, Pensacola, Florida 32502, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child is identified as follows:
Name:
Baby Boy Kirkpatrick aka Zane
Date of Birth: November 1, 2025
Place of Birth: Lakeland Regional Health and Medical Center, Lakeland, Polk County, Florida

Physical Description of Respondent Unmarried Biological Father:
Age: Unknown
Race: Unknown
Hair Color: Unknown
Eye Color: Unknown

Approximate Height: Unknown
Approximate Weight: Unknown
Potential Location: Unknown
No further information or identifying characteristics of the unknown respondent unmarried biological father are known.

Hearing Date for Petition for Termination of Parental Rights Pending Adoption:
March 30, 2026 @ 2:00 CST
Join Zoom Meeting from Computer
https://us02web.zoom.
us/j/4419604993
Join Zoom Meeting from Telephone
Dial-in from telephone
+1 312 626 6799 US (Primary)
+1 929 205 6099 US (Secondary)
Meeting ID: 441 960 4993

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. The Court's primary phone number is 850-595-4400 and the Family Law Division phone number is 850-595-4331.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office

Dated: 1/29/26
PAM CHILDERS,
CLERK OF THE CIRCUIT COURT
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Leslee Scruggs
{Deputy Clerk}

Clay H. Whittaker, Esq.,
Gulf Coast Adoptions, PLLC,
30 S. Spring St.
Pensacola, Florida 32502
Feb. 6, 13, 20, 27, 2026 26-00188K

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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.

Default Date: 3/2/26
DATED this the 22nd day of Jan., 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Sebastian Irlanda
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-010073-1
February 6, 13, 2026 26-00185K

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY FLORIDA
PROBATE DIVISION
File Number: 2025-002394-CP
Division: 14
IN RE: ESTATE OF
GLORIA BENNETT
Deceased.

The administration of the estate of GLORIA BENNETT, deceased, File Number: 2025-002394-CP, whose date of death was April 21, 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.

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is: January 30, 2026.

Personal Representative

Dylan Dubrey
1371 10th Ave., Apt. 4
San Francisco, CA 94122
Attorney for Personal Representative
Carling Freidzon, Esq.
Florida Bar Number: 117683
The Florida Probate & Family Law Firm
2600 S. Douglas Rd., Suite 502
Coral Gables, FL 33134
Office Line: (305) 677-5119
Facsimile: (305) 735-6468
Email: carling@flpfl.com
Jan. 30; Feb. 6, 2026 26-00132K

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

1997 Mobile Home, VIN FL-HMBFP104940371A/ FLHMB-FP104940371B and the contents therein, if any abandoned by previous tenants, Thomas Nieves and Dawn Marie Flores
On February 12, 2026 at 9:00am at Walden Shores Mobile Home Park, 2327 Thoreau Drive, Lake Wales, FL 33898.
THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Walden Shores MHP
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
Jan. 30; Feb. 6, 2026 26-00140K

SECOND INSERTION

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

532025CA004515A000BA
MIDFIRST BANK
Plaintiff, v.
VERONICA KELLY, ET AL.
Defendants.
TO: STEPHEN ANDREW KELLY,
Current residence unknown, but whose last known address was:
303 DINNER LAKE CT,
LAKE WALES, FL 33859-2112
AND
VERONICA KELLY,
Current residence unknown, but whose last known address was:
303 DINNER LAKE CT,
LAKE WALES, FL 33859-2112
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida, to-wit:

LOT 29, DINNER LAKE SOUTH, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 166, PAGES 19 AND 20, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before March 2, 2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, 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 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.

WITNESS my hand and seal of the Court on this 22 day of Jan., 2026.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: A. Nieves
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
100001138
Jan. 30; Feb. 6, 2026 26-00145K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2019CA003908000000
UNITED STATES OF AMERICA
ACTING THROUGH RURAL
HOUSING SERVICE OR
SUCCESSOR AGENCY, UNITED
STATES DEPARTMENT OF
AGRICULTURE
Plaintiff, v.

**KENYA DAVIS A/K/A
KENYA DESHAWN DAVIS A/K/A
KENYA JONES; UNKNOWN
SPOUSE OF KENYA DAVIS A/K/A
KENYA DESHAWN DAVIS A/K/A
KENYA JONES; UNKNOWN
TENANT 1; UNKNOWN TENANT 2;
KENYA A DAVIS-TINSLEY;**
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 16, 2026, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 73 OF GANDY GROVE ESTATES PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 820 AUSTIN CIRCLE, BARTOW, FL 33830-8601
at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on February 20, 2026 beginning at 10:00 AM.

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 at St. Petersburg, Florida this 26 day of January, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000004341
Jan. 30; Feb. 6, 2026 26-00159K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-004347-A000-BA
Division 14
IN RE: ESTATE OF
CHARLES LEROY KINNISON
Deceased.

The administration of the estate of Charles Leroy Kinnison, deceased, whose date of death was November 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. 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 30, 2026.

Personal Representative:

Starline Sweeney
615 West Shady Lane
Lakeland, Florida 33803
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
Jan. 30; Feb. 6, 2026 26-00167K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.

53-2026-CP-000145-A000-BA
IN RE: ESTATE OF
JEFFREY MAYNARD LEETUN,
Deceased.

The administration of the Estate of Jeffrey Maynard Leetun, deceased, whose date of death was October 12, 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 30, 2026.

Personal Representative

Robert William Leetun
8105 Lyside Drive
Melbourne, Florida 32940
Attorney for Personal Representative
Carol J. Wallace
Attorney for Personal Representative
Elder Law Firm of
Clements & Wallace PL
310 East Main Street
Lakeland, Florida 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
2nd E-Mail:
abaustert@mclements.com
Jan. 30; Feb. 6, 2026 26-00162K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA,
IN AND FOR POLK COUNTY,
CIVIL DIVISION
CASE NO.: 2025-CA-000280

FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
ELIZABETH RAMOS, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on January 12, 2026 in Case No. 2025-CA-000280 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein ELIZABETH RAMOS, UNITED STATES OF AMERICA ON BEHALF OF THE ADMINISTRATOR OF THE USDA RURAL HOUSING SERVICE, LVNV FUNDING, LLC; UNKNOWN SPOUSE OF ELIZABETH RAMOS, and UNKNOWN TENANT #1 NKA PAUL MORALES are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 26th day of February 2026, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOTS 8 AND 9, ELSIE TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED

IN PLAT BOOK 7, PAGE(S) 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 120 S. 1ST STREET, HANES CITY, FL 33844 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

If you are a person with a disability who needs any accommodation in 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.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP,
1800 NW Corporate Blvd., Ste. 302,
Telephone: 561-507-5252
E-mail: pleadings@sokrem.com,
Counsel for Plaintiff
Jan. 30; Feb. 6, 2026 26-00129K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

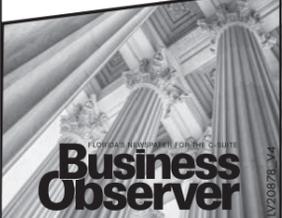
POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



SAVE TIME



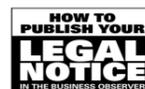
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE



HOW TO PUBLISH YOUR LEGAL NOTICE

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com



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

SECOND INSERTION

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

CASE NO.: 2025-CA-000639
PAUL REGAN,
Plaintiff, v.
7511 LAKE HATCHINEAH, INC.,
and THE UNKNOWN TENANT,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Amended Consent Judgment of Mortgage Foreclosure entered on January 15, 2026 in CASE NO. 2025-CA-000639 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, the Parties are identified as Plaintiff, PAUL REGAN and Defendants 7511 LAKE HATCHINEAH, INC., and THE UNKNOWN TENANT, that:

The Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on April 15, 2026 at: www.polkrealforeclose.com the following described real property as set forth in said Judgment, to wit:

See Attached Legal Description Exhibit A - Property Description Property Address: 7511 Lake Hatchineah Road, Haines City, FL 33844
APN(s)/TaxID(s) of Collateral Real Property:
28-28-18-000000-024010
A PORTION OF A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4461, PAGE 1638, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DE-

SCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4461, PAGE 1638, THENCE SOUTH 00°20'30" EAST, ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4461, PAGE 1638, 966.32 FEET TO THE INTERSECTION WITH A LINE 330.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 542, AS DESCRIBED IN THE OFFICIAL RECORDS BOOK 447, PAGE 574, OF SAID PUBLIC RECORDS; THENCE NORTH 89°20'52" EAST, ALONG SAID 330.00 FOOT OFFSET LINE, 25.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°20'52" EAST, ALONG SAID 330.00 FOOT OFFSET LINE 128.00 FEET TO THE INTERSECTION WITH A LINE 153.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF A TRACT OF LAND AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4461, PAGE 1638; THENCE SOUTH 00°20'30" EAST, ALONG SAID 153.00 FOOT OFFSET LINE, 330.00 FEET, TO AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°20'52" WEST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE, 128.00 FEET, TO THE INTERSECTION WITH A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE

WEST LINE OF A TRACT OF LAND AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4461, PAGE 1638; THENCE NORTH 00°20'30" WEST, ALONG SAID 25.00 FOOT OFFSET LINE 330.00 FEET, TO THE POINT OF BEGINNING.
TOGETHER WITH A 25.00 FOOT INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4461, PAGE 1638. SUBJECT TO EASEMENTS OF RECORD, IF ANY.

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 WITH THE CLERK 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 26 day of January 2026.

William A. Treco, Esquire
Tepps Treco
499 NW 70 Avenue, Suite 112
Plantation, Florida 33317
954-565-3231
william@teppstrexco.com
Florida Bar No: 89409
Jan. 30; Feb. 6, 2026 26-00160K

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/13/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2003 NOBI mobile home bearing vehicle identification numbers N81129A and N81129B and all personal items located inside the mobile home. Last Tenant: Migdalia Gonzalez Garcia. Sale to be held at: GCP Kings Pointe, LLC, 100 Winterdale Drive, Lake Alfred, Florida 33850, (863) 956-1503.

Jan. 30; Feb. 6, 2026 26-00169K

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. 2025CA000761000000
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
TOMAS AGUILAR, JR A/K/A
TOMAS AGUILAR, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 18, 2025 in Civil Case No. 2025CA000761000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Tomas Aguilar, Jr a/k/a Tomas Aguilar, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polkrealforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of February, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 19, 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.

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
25-11202FL
Jan. 30; Feb. 6, 2026 26-00142K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA0003625000000
MCLP ASSET COMPANY, INC.,
Plaintiff, VS.
TARIQ RAMJIT; et al.,
Defendant(s).

TO: Ieshia Saunders
Last Known Residence: 2762 Bella Vista Dr Davenport, FL 33897

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
LOT 495, TIERRA DEL SOL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGES 31 THROUGH 38, INCLUSIVE, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before March 2, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on January 23, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: A. Nieves
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1338-250B
Ref# 14615
Jan. 30; Feb. 6, 2026 26-00166K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CA-004856

LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, v.
JOSHUA STANTON GRANT, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on February 24, 2026, at 10:00 a.m. ET, via the online auction site at www.polkrealforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 29 as shown on the Plat entitled "HIGHLAND PLACE" and recorded in the Public Records of Polk County, Florida in Plat Book 168, pages 18 & 19.
Property Address: 428 Rooks Loop, Haines City, FL 33844

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 27th day of January, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
Jan. 30; Feb. 6, 2026 26-00163K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532026CP000031A000BA
IN RE: ESTATE OF
RODOLFO VALENTIN CRESPO,
Deceased.

The administration of the estate of RODOLFO VALENTIN CRESPO, Deceased, whose date of death was July 30, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is January 30, 2026.

NORMA VALENTIN,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
Jan. 30; Feb. 6, 2026 26-00133K

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-004552

WHISPERING TRAILS
HOMEOWNERS' ASSOCIATION
OF WINTER HAVEN, INC., A
Florida Not for Profit Corporation,
Plaintiff, vs.
LEONARI JANETTE JONES,
individually.
Defendant

TO:
Leonari Janette Jones
22 N 6th St, Apt 4M
Brooklyn, New York 11249
Leonari Janette Jones
200 East 131st St, Apt 2I
New York, New York 10037
Leonari Janette Jones
3157 Whispering Trails Ave
Winter Haven, Florida 33884

YOU ARE NOTIFIED that an action for declaratory judgment that Defendant, Owner, is in violation of the provisions of the Declaration against the real property in Polk County Florida, commonly known as 3157 Whispering Trails Avenue, Winter Haven, Florida 33884, and more particularly described as:

LOT 229, WHISPERING TRAILS PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI

MASI | BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for four consecutive weeks in Business Observer.

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

Default Date: January 16, 2026
DATED: Dec. 10, 2025

Stacy M. Butterfield
Clerk of the Court for
Polk County, Florida
(SEAL) By: A. Nieves
Deputy Clerk

DI MASI | BURTON, P.A.,
the Plaintiff's attorney,
801 N. Orange Avenue, Suite 500,
Orlando, Florida 32801
Jan. 23, 30; Feb. 6, 13, 2026
26-00101K

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. 2024CA000341000000
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.

JULIANA MARCONDE PEREIRA
A/K/A JULIANA PEREIRA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 18, 2025, and entered in 2024CA000341000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JULIANA MARCONDE PEREIRA A/K/A JULIANA PEREIRA; WINCHESTER ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polkrealforeclose.com, at 10:00 AM, on February 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 54, WINCHESTER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGES 16 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 9202 WIN-

CHESTER ESTATES CT,
LAKELAND, FL 33810

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 27 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: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-171158 - MaM
Jan. 30; Feb. 6, 2026 26-00165K

SECOND INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 10TH JUDICIAL CIRCUIT
COURT IN AND FOR
POLK COUNTY, FLORIDA.
PROBATE DIVISION

CASE NO.: 2026-CP-000061
IN RE: The Estate of
DORIS MADDUX,
Deceased.

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

The administration of the Estate of DORIS MADDUX, deceased, whose date of death was July 14, 2024, and whose social security number is ***-**-4049, 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.

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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this Notice is January 30, 2026.

/s/ Kenneth B. Maddux, Sr.,
KENNETH B. MADDUX, SR.,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
/s/ Kenneth B. Maddux, Sr.
Jan. 30; Feb. 6, 2026 26-00134K

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 2025CA000845000000
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.

JUSTINO PEREZ RODRIGUEZ;
ELIZABETH FERRER CRESPO;
HIGHLAND MEADOWS 6
HOMEOWNERS ASSOCIATION,
INC.; UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 5, 2026, and entered in Case No. 2025CA000845000000 of the Circuit Court in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and JUSTINO PEREZ RODRIGUEZ; ELIZABETH FERRER CRESPO; HIGHLAND MEADOWS 6 HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polkrealforeclose.com, 10:00 a.m., on Feb-

ruary 19, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 13, RESERVE AT HIGHLAND MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 41, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED January 21, 2026.
By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-214948 / TM1
Jan. 30; Feb. 6, 2026 26-00130K

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TENTH JUDICIAL
CIRCUIT COURT IN AND FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
2026CP-000068-A000-BA
IN RE: Estate of
LINDA ANN BOBOVNYK,
Deceased.

The administration of the estate of Linda Ann Bobovnyk, deceased, whose date of death was August 29, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOT WITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 30, 2026.

Personal Representative:
Jeanne K. Hoza

6379 Love-Warner Rd.
Cortland, Ohio 44410
Attorney for Personal Representative:
/s/ William J. Twyford
William J. Twyford, Esquire
Florida Bar No. 0782505
Twyford Law, LLC
Post Office Box 411
Winter Haven, Florida 33882
Tel: (863) 585-5283
e-mail: wjt@twyfordlawllc.com
Jan. 30; Feb. 6, 2026 26-00164K

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE WESTGATE RIVER RANCH FILE: 20162.0022

Pursuant to Section 721.855, Florida Statutes, the undersigned Trustee as appointed by Westgate River Ranch Owners Association, Inc. (hereinafter referred to as "Association") hereby formally notifies (See Exhibit "A") that you are in default due to your failure to pay assessment(s) due for (See Exhibit "A") pursuant to the Association's governing documents ("Governing Documents") and you now owe Association unpaid assessments, interest, late fees, and other charges. Additional interest continues to accrue. A lien for these amounts has been recorded against the following real property located in POLK County, Florida: (See Exhibit "A") (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s) (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") (herein "Time Share Plan (Property) Address"). As a result of the aforementioned default, Association hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that the debt owed to the Association is not paid by 03/14/2026, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of POLK County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a POLK County newspaper, provided such a newspaper exists at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. By: GREENSPOON MARDER, LLP, Trustee, 201 E. Pine Street, Suite 500, Orlando, FL 32801.
EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Owner(s) Address TS Undiv Int Bid Unit Week Year Season Style Type COL Rec Info Yrs Delnt
ROGELIO PEDROZA 3112 Woodbridge Dr Bedford, TX 76021 , 1, 5, 105, 42, WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; APRIL M WARREN 351 A zalea St West Palm Beach, FL 33410

, 1, 8, 108, 38, WHOLE, Floating, 13709/1474, 2024-2025; PATRICIA A SHROPSHIRE 14834 Sw Cherokee Dr, #135 Indiantown, FL 34956 , 1, 4, 104, 46, WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; WILLIAM L SHROPSHIRE J R PO Box 135 Indiantown, FL 34956 , 1, 4, 104, 46, WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; JOSEPH J ADAMSON 16684 Key Lime Blvd Loxahatchee, FL 33470 , 1/2, 7, 107, 9, ODD, All Season-Float Week/Floa Unit, 13709/1474, 2023 & 2025; MARGUERITE D HARVEY 15930 Hays Rd Spring Hill, FL 34610 , 1, 5, 105, 15, WHOLE, Fixed Week/Floa Unit, 13709/1474, 2024; RUTH F POOLE 3704 Pearce St Jacksonville, FL 32209 , 1/2, 3, 103, 27, ODD, All Season-Float Week/Floa Unit, 13709/1474, 2023 & 2025; CARRIE A MCGEE 2416 Hawks Point Ct Ruskin, FL 33570 , 3, 3 & 3 & 3, 103 & 103 & 103, 3 & 4 & 9, WHOLE & WHOLE & WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; EMILIA UGARTE GALLARDO 1123 Cross Ave Elizabethtown, NJ 07208 , 2, 5 & 5, 105 & 105, 19 & 20, WHOLE & WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; JULIO D GALLARDO 1123 Cross Ave, Fl 1 Elizabethtown, NJ 07208 , 2, 5 & 5, 105, 19 & 20, WHOLE & WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; NATALIA NAVARRO 8742 W 37th Ave, Apt 507 Hialeah, FL 33018 , 1, 16, 116, 33, WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; DANIEL MARIN 9225 Sutter Ct Orlando, FL 32825 , 1, 11, 111, 47, WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; KATHLEEN MARIN 931 Boulder Dr South Daytona, FL 32119 , 1, 11, 111, 47, WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; WILFREDO TORRES & DAMARIS TORRES 4558 Limerick Dr Tampa, FL 33610 , 2, 10 & 10, 110 & 110, 22 & 23, WHOLE & WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; YANICET SOTO & RICARDO M MARTINEZ 8420 Valrie Ln Riverview, FL 33569 , 1, 11, 111, 29, WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; CARRIE A MCGEE 2416 Hawks Point Ct Ruskin, FL 33570 , 1, 16, 116, 40, WHOLE, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; MARTHA M ARMENTA PEREZ 2187 Pegg Rd Columbus, OH 43224 , 1/2, 10, 110, 1, EVEN, All Season-Float Week/Floa Unit, 13709/1474, 2024-2025; MICHAEL A GABRIEL, JR & LAURIE A GABRIEL 345 Carmello Cir Conway, SC 29526 , 1/2, 16, 116, 12, ODD, All Season-Float Week/Floa Unit, 13709/1474, 2021 & 2023 & 2025;
Jan. 30; Feb. 6, 2026 26-00137K

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. 2024CA000160000000
LAKEVIEW LOAN
SERVICING LLC,
Plaintiff, vs.
SHEMISE N. JACKSON A/K/A
SHEMISE JACKSON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 14, 2025 in Civil Case No. 2024CA000160000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Shemise N. Jackson a/k/a Shemise Jackson, 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 11th day of February, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 11 AND THE NORTH 25 FEET OF LOT 12 IN BLOCK 4 OF MAP OF LAKE BONNET PARK, ACCORDING TO

THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-08814FL
Jan. 30; Feb. 6, 2026 26-00143K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP004213
Division Probate
IN RE: ESTATE OF
CHRISTA JEKSTZAT JOHNSON
A.K.A. CHRISTA J. JOHNSON
Deceased.

The administration of the Estate of Christa Jekstzat Johnson a.k.a. Christa J. Johnson, Deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33801. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

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

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

The Co-Personal Representatives

have no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 30, 2026.

Personal Representatives:

Gerald Jakubosky
3353 Fallbrook Drive
Poinciana, FL 34759
Brenda Barnes
3353 Fallbrook Drive
Poinciana, FL 34759
Attorney for Personal Representatives:
Daniel S. Henderson
E-Mail Addresses:
Dan@hendersonsachs.com
ana@hendersonsachs.com
Florida Bar No. 725021
Henderson Sachs, PA
8240 Exchange Drive, Suite C6
Orlando, FL 32809
Telephone: 407-850-2500
Jan. 30; Feb. 6, 2026 26-00146K

SECOND INSERTION

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

CIVIL DIVISION
CASE NO.
532024CA002790000000
CITIBANK, N.A. AS TRUSTEE
FOR EFMT 2022-4 MORTGAGE
PASS THROUGH CERTIFICATES,
SERIES 2022-4,
Plaintiff, vs.
FREEDOM FLIPPING ACADEMY,
LLC; UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 6, 2026, and entered in Case No. 532024CA002790000000 of the Circuit Court in and for Polk County, Florida, wherein CITIBANK, N.A. AS TRUSTEE FOR EFMT 2022-4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2022-4 is Plaintiff and FREEDOM FLIPPING ACADEMY, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on February 20, 2026, the following described property as set

forth in said Order or Final Judgment, to-wit:

LOT 18, BLOCK A, MAP OF COLLEGE PARK ADDITION TO CITY OF LAKELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 29, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED January 23, 2026.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-198337 / SM2
Jan. 30; Feb. 6, 2026 26-00144K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.:
2025DR004063A000BA

LESLIE A. ROSARIO,
Petitioner, and
ERIC YOMAR COLLAZO,
Respondent.

TO: ERIC Y COLLAZO
2128 9th Ave. W., Apt. 13,
Bradenton, Florida 34205

YOU ARE NOTIFIED that an action for Paternity and Related Relief has been filed against you in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, and that you are required to serve a copy of your written defenses, if any, to the Petition on the Petitioner's attorney, whose name, address, and email address are Astrid Vellon, Esq., 1500 S. Semoran Blvd., Orlando, Florida

32807, office@astridvellonlaw.com, until 02-27-2026 the first publication of this Notice, and file the original with the Clerk of Court at: 255 N. Broadway Avenue, Bartow, FL 33830. If you fail to do so, a Default may be entered against you for the relief demanded in the Petition.

This notice shall be published once a week for four consecutive weeks in the Business Observer, Polk Sun, or other newspaper with circulation in Polk County, Florida.

DATED on 01/21/2026.
Stacy M. Butterfield,
Clerk of the Circuit Court
(SEAL) BY: Skye Croft
As Deputy Clerk

Astrid Vellon, Esq.,
1500 S. Semoran Blvd.,
Orlando, Florida 32807,
office@astridvellonlaw.com
Jan. 30; Feb. 6, 13, 20, 2026
26-00131K

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 18th day of February, 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. Brady, Adam Luggage, Coffee Table, End Table, Electrical Panel Covers, Cooler, Bags, Totes, Misc Items; Bailey, Mary TOTES, BAGS, CRIB MATTRESS, BOXES, SEWING MACHINE, JUMPER CABLES, TOYS, CRUTCHES, MISC ITEMS; Jackson, Keena WALKER, MATTRESS, BOX SPRING, CRIB (BASINETT), BABY WALKER, HEADBOARD, LUGGAGE; Arrowood, Brent (2) Tires, Board Games, Suitcases, Turkey Fryer, Cooler, Boxes, Misc Items; Brown, Dana TV with Stand, Mini Fridge, Dressers, Mattresses, Shelving, Living Room Furniture, Misc Household Items; Pitts, Cornelius Folding Table, Luggage, Household Decor, Microwave, Coat Rack, Chairs, Couch, Mattresses, Boxes, Totes, Bags, Misc Items; Pena, Edward ARTIFICIAL WREATHS AND PLANTS, TOTES, BOXES, BABY WALKER, FISHING POLES, VACUUM, XMAS TREE AND ORNAMENTS, TOOLS, DOLLY, OXYGEN TANKS (2), ELECTRONIC CUTTING TOOL, DESK CHAIR, LUGGAGE; Klauder, Ryan HALLOWEEN YARD BLOW UP DECORATIONS, MICRO-WAVE, PUPPY PADS, MATTRESS, TV, DRESSERS, BOXES, BAGS, TOPIARY TREE, DECORATIVE PILLOWS, GARDEN HOSE; Hodges, Marion Truck, End Tables, Washer, Dryer, Storage Bins, Microwave, Lamp, Artificial Tree, Mattresses, Bamboo Bench, Misc Items; Montgomery, Martha Jean PATIO FURNITURE, HOME DECOR, BOXES, LAMPS, THROW PILLOWS, COUCH, LOVESEAT, CHAIRS, MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.
Jan. 30; Feb. 6, 2026 26-00155K

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-007052

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.

RHONDA MICHELLE AKA
RHONDA RICHELLE MICHELLE
AKA RHONDA R. MICHELLE ,
et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 22, 2025, and entered in Case No. 2023-CA-007052 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Rhonda Michelle aka Rhonda Richelle Michelle aka Rhonda R. Michelle, Florida Housing Finance Corporation, 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 February 20, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 10, BLOCK 4, TRANQUILITY PARK SECOND RE-PLAT , A SUBDIVISION ACCORD-

ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 1540 ROSELAWN ST SW WINTER HAVEN FL 33880
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/23-015457
Jan. 30; Feb. 6, 2026 26-00170K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.2026CP000218A000BA
IN RE: ESTATE OF
ROSEMARIE LILLIAN STRAUCH,
Deceased.

The administration of the estate of ROSEMARIE LILLIAN STRAUCH, Deceased, whose date of death was May 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. 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 WITHIN 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 people having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is January 30, 2026.

KELLY MARIE COX,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelca@srbllawyers.com
Jan. 30; Feb. 6, 2026 26-00168K

The History
How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

“““

The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

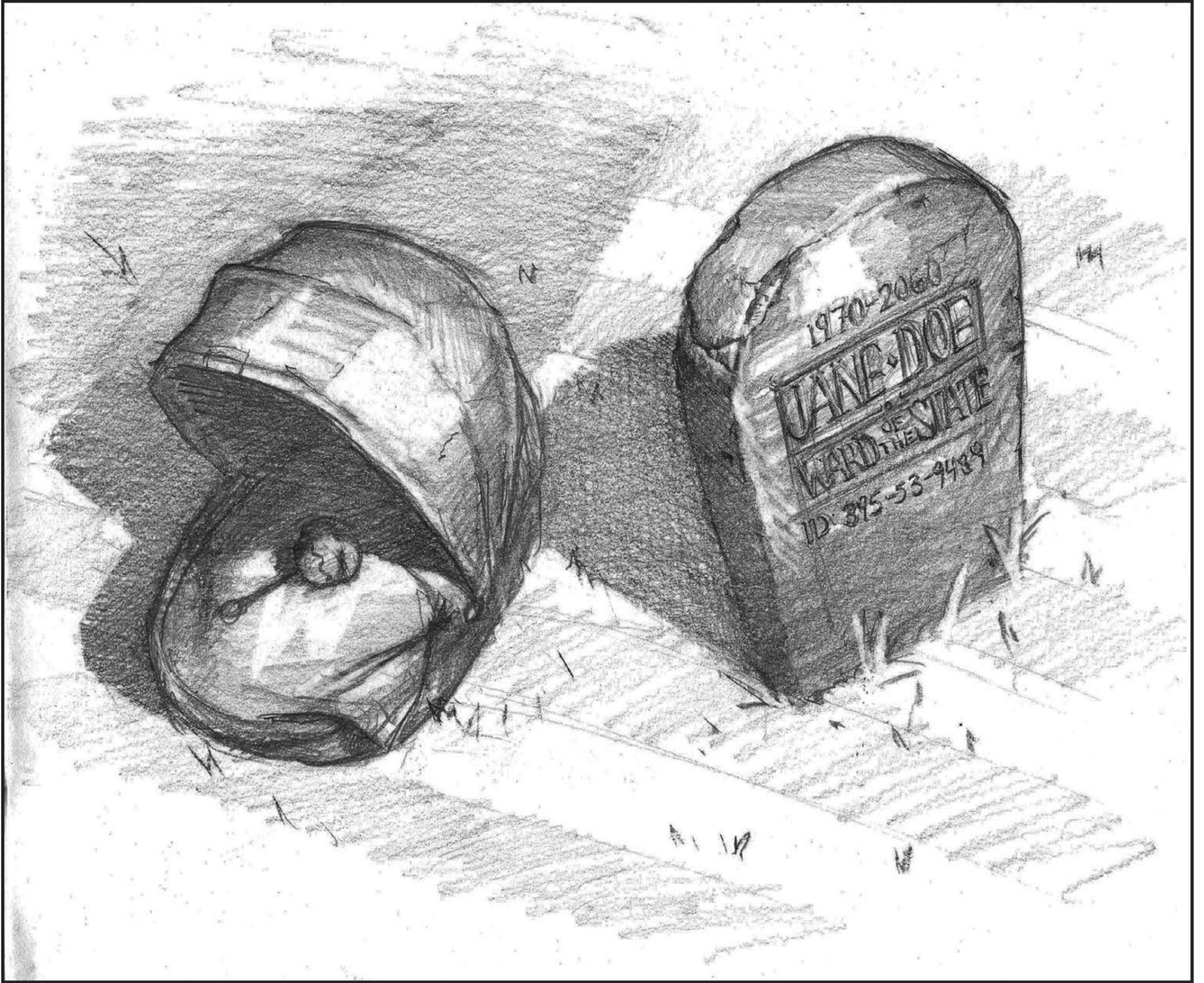


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

“““

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.