

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

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 Giejoao located at 3248 Weitzel Drive in the City of Haines City, Polk, FL 33844 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
Gioconda Ferraz
Gioconda Ferraz
February 13, 2026 26-00240K

FIRST INSERTION

PUBLIC NOTICE

ROWSTAR, LLC proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is none. The Site location is 1255 US Highway 27, Avon Park, Polk County, FL 33825. Lat: 27-39-40.89, Long: -81-32-28.94. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1348532. ENVIRONMENTAL EFFECTS - Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. February 13, 2026 26-00253K

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kora Donuts located at 2930 S Combee Rd, in the County of Polk, in the City of Lakeland, Florida 33803 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 4th day of February, 2026.
KORA DONUTS LLC
February 13, 2026 26-00242K

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Next Up Industrial Cleaning & Maintenance located at 126 Dummonds Rd in the City of Frostproof, Polk, FL 33843 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of February, 2026
Courtney Baber
February 13, 2026 26-00248K

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of AdventHealth Primary Care+ Four Corners under which (we are) engaged in business at 49515 Highway 27 in Davenport, FL 33897. That the (party) (parties) interested in said business enterprise is as follows: Adventist Health System/Sunbelt, Inc. at Davenport, Polk County, Florida, on 2/6/2026, Polk County, Davenport, FL

Dated this 10th day of February, 2026
Aim Strategic Group LLC
Randa Payne
February 13, 2026 26-00254K

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Next Up Industrial Cleaning & Maintenance located at 126 Dummonds Rd in the City of Frostproof, Polk, FL 33843 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of February, 2026
Courtney Baber
February 13, 2026 26-00248K

FIRST INSERTION

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Dated this 9th day of February, 2026
Courtney Baber
February 13, 2026 26-00248K

FIRST INSERTION

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Dated this 9th day of February, 2026
Courtney Baber
February 13, 2026 26-00248K

FIRST INSERTION

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Dated this 9th day of February, 2026
Courtney Baber
February 13, 2026 26-00248K

FIRST INSERTION

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Dated this 9th day of February, 2026
Courtney Baber
February 13, 2026 26-00248K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 532025CP003973A000BA Division: Probate IN RE: THE ESTATE OF RONALD GRATTON, SR Deceased.

The administration of the estate of Ronald Gratton, Sr, deceased, whose date of death was October 6, 2025, is pending in the Tenth 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 petitioner/personal representative and the attorney for the petitioner/personal representative are set forth below.

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

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-153 Division Probate IN RE: ESTATE OF JOAN CATONE Deceased.

The administration of the Estate of Joan Catone, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, 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.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 26CP-302 Division Probate IN RE: ESTATE OF DANIEL R. JONES Deceased.

The administration of the estate of Daniel R. Jones, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

The personal representative or curator has no duty to discover whether any property held at the time of 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 Florida Statutes §§ 732.216 - 732.228, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Florida Statute § 732.221.

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 13, 2026.

Signed on 12/08/2025.
Ronald Gratton, Jr.
Skiles K. Jones, Esq.
Attorney for Ronald Gratton, Jr.
Florida Bar Number: 1000367
Patriot Legal Group
10 Bobby Green Plaza
Auburndale, FL 33823
Telephone: (863) 332-2114
Fax: (407) 720-8350
E-Mail: skiles@patriotlegal.com
Secondary E-Mail: service@patriotlegal.com
February 13, 20, 2026 26-00235K

FIRST INSERTION

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 13, 2026.

Personal Representative:
Christopher Catone
3046 Brixton Drive
Jenison, MI 49428
Attorney for Personal Representative:
Joshua M. Sachs, Esq.
E-Mail Addresses:
jms@hendersonsachs.com
michael@hendersonsachs.com
Henderson Sachs PA
8240 Exchange Drive Ste., C6
Orlando, FL 32809
Telephone: 4078502500
February 13, 20, 2026 26-00256K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP004156A000BA IN RE: ESTATE OF MARY VICTORIA ALLARD A/K/A MARY V. ALLARD Deceased.

The administration of the estate of Mary Victoria Allard a/k/a Mary V. Allard, deceased, whose date of death was October 18, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P. O. Box 9000, Drawer CC-4, 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 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 13, 2026.

Personal Representative:
/s/ Jonathan Michael Allard
Jonathan Michael Allard
903 Old North Road, Waimauku,
Auckland, 0882 New Zealand
Attorney for Personal Representative:
/s/ Nicole Loughlin
Nicole Loughlin, Attorney
Florida Bar Number: 105337
Loughlin Law, P.A.
150 East Palmetto Park Road,
Suite 800
Boca Raton, Florida 33432
Telephone: (561) 921-5751
Fax: (561) 931-0107
E-Mail: nicole@loughlinlawpa.com
Secondary E-Mail:
assistant@loughlinlawpa.com
February 13, 20, 2026 26-00236K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION SSN: XXX-XX-6680 File No.: 26CP-0351 IN RE: ESTATE OF KEVIN GERARD DOOHAN, Deceased

The administration of the estate of KEVIN GERARD DOOHAN, deceased, whose date of death was April 5, 2024, and whose Social Security Number is XXX-XX-6680, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The name and address 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 SO FILED 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 the first publication of this notice is the 13th day of February, 2026.

Signed on this 10th day of February, 2026.

Personal Representative:
Eva Doohan
7718 Brian Loop
Lakeland, FL 33810
Attorney for Personal Representative:
Michael A. Johnson
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
February 13, 20, 2026 26-00257K

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

The Board of Supervisors of The Gardner Trails Community Development District will hold their regular meetings for Fiscal Year 2026 at 10:00 a.m. on the 1st Wednesday of every month, at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850, unless otherwise indicated as follows:

April 1, 2026
May 6, 2026
June 3, 2026
July 1, 2026
August 5, 2026
September 2, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to 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 Office at (813) 344-4844 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Office.

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

Jason Greenwood
District Manager
February 13, 2026

25-00238K

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 Giejoao Travel located at 3248 Weitzel Drive in the City of Haines City, Polk, FL 33844 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
Gioconda Ferraz
February 13, 2026 26-00241K

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 Black Swan Secondhand located at 1439 Merganser Loop in the City of Lakeland, Polk, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of February, 2026
Jennifer Perez
February 13, 2026 26-00270K

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 UNIVISTA INSURANCE located at 740 W. Main St., Bldg. 1, Ste.1 in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of February, 2026
ODP INSURANCE INC
Damelis Palmar
February 13, 2026 26-00272K

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 The Dissent located at downtown in the City of Lakeland, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of February, 2026
Jennifer Merced
February 13, 2026 26-00273K

FIRST INSERTION

NOTICE OF PUBLIC SALE THE FOLLOWING PERSONAL PROPERTY OF KATHRYN WETHERINGTON will, on February 25, 2026, at 10:00 a.m., at 367 Lisa Street, Lot 367, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1981 OAKB MOBILE HOME,
VIN: 10L13518,
TITLE NO.: 0019322640
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#31021-1596)
February 13, 20, 2026 26-00269K

OFFICIAL COURTHOUSE WEBSITES

manateclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

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

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its anticipated ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), The Gardner Trails Community Development District (the "District") hereby gives the public notice of its intent to: (1) adopt its proposed Rules of Procedure, Rule No. 1; (2) establish rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"), Rule No. 2; and (3) adopt rules establishing consequences for those who violate the District's Amenities Rules (the "Disciplinary Rule"), Rule No. 3, to govern the operation of the District.

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

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with

recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

The purpose and effect of the Amenity Rates and Disciplinary Rule 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. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2025), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2025), as amended.

A copy of the proposed Rules of Procedure, Amenity Rates, and Disciplinary Rule may be obtained by contacting the District Manager's Office, c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844, jgreenwood@gms-tampa.com.

Jason Greenwood, District Manager
The Gardner Trails Community Development District
February 13, 2026 26-00239K

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT

The Gardner Trails Community Development District (the "District"), located in Polk County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Polk County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) and the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit one electronic copy and one

hard copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on March 24, 2026 and to the attention of Governmental Management Services - Tampa, LLC, c/o Jason Greenwood, 4530 Eagle Falls Place, Tampa, Florida 33619; Ph: (813) 344-4844 ("District Manager's Office").

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Any and all questions relative to this request for qualifications shall be directed in writing by e-mail only to Jason Greenwood at jgreenwood@gms-tampa.com with e-mail copy to Jennifer Kilinski at jennifer@cddlattorneys.com.
February 13, 2026 26-00237K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP000396 Division Probate IN RE: ESTATE OF WALTER THOMAS PAWLOSKI A.K.A. WALTER T. PAWLOSKI Deceased.

The administration of the Estate of Walter Thomas Pawloski a.k.a. Walter T. Pawloski, Deceased, whose date of death was December 22, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. 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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:

Thomas Pawloski
1290 North Ridge Boulevard
Apt. 1924
Clermont, FL 34711
Attorney for Personal Representative:
Daniel S. Henderson
E-Mail Addresses:
Dan@hendersonsachs.com
ana@hendersonsachs.com
Florida Bar No. 725021
Henderson Sachs, P.A.
8240 Exchange Drive, Suite C6
Orlando, FL 32809
Telephone: 407-850-2500
February 13, 20, 2026 26-00267K

FIRST INSERTION

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

CASE NO.: 2024CA001269000000 LOANDEPOT.COM, LLC,

Plaintiff, vs. JAVIER MORALES SIERRA A/K/A JAVIER O MORALES SIERRA; JENNIFER MARRERO TORRES; UNKNOWN SPOUSE OF JAVIER MORALES SIERRA A/K/A JAVIER O MORALES SIERRA; UNKNOWN SPOUSE OF JENNIFER MARRERO TORRES; ORCHID TERRACE PHASE 1 HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the February 20, 2026 Foreclosure Sale Date entered in Civil Case No. 2024CA001269000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and JAVIER MORALES SIERRA a/k/a JAVIER O MORALES SIERRA and JENNIFER MARRERO TORRES, et al, are Defendants. The Clerk, STACY M. BUTTERFIELD, CPA, shall sell to the highest and best bidder for cash at POLK COUNTY'S On-Line Public Auction website: <https://polk.realforeclose.com>, at 10:00 AM on May 27, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit:

LOT 81 OF ORCHID TERRACE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE (S) 1-7, 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.
Todd C. Drosky, Esq.
FRENKEL LAMBERT
WEISMAN & GORDON, LLP
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-099859-F00
February 13, 20, 2026 26-00227K

FIRST INSERTION

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

CASE NO.: 2025-CA-002577-A000-BA MIDFLORIDA CREDIT UNION, Plaintiff, v.

THE ESTATE OF KENNETH D. RAINEY; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF KENNETH D. RAINEY; THE UNKNOWN HEIRS OF THE ESTATE OF KENNETH D. RAINEY; THE UNKNOWN SPOUSE OF KENNETH D. RAINEY; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on February 5, 2026, in this case in the Circuit Court of Polk County, Florida, the real property described as:

Lot 3, Block 2, WOODLAND PARK, a subdivision according to the plat thereof recorded in Plat Book 35, Page 50, of the Public Records of Polk County, Florida.
Parcel Identification No.: 28-

30-05-939200-002030
Property Address:
2536 Olive Avenue,
Lake Wales, Florida 33898

will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on May 6, 2026, at 10:00 a.m.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the 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.
DATE: February 10, 2026
Gregory A. Sanoba, Esquire
Florida Bar No. 955930
Email: greg@sanoba.com
Jose A. Morera II, Esquire
Florida Bar No. 1019265
Email: joe@sanoba.com
THE SANOBA LAW FIRM
422 South Florida Avenue
Lakeland, Florida 33801
Phone: (863) 683-5353
Fax: (863) 683-2237
Attorneys for Plaintiff
February 13, 20, 2026 26-00261K

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.: 532024CA002242000000 LOANDEPOT.COM, LLC,

Plaintiff, v. WILLIAMS E. PHELPS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 6, 2025 and entered in Case No. 532024CA002242000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein THERESA PHELPS AND WILLIAMS E. PHELPS, are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on March 2, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 43, COUNTRY OAKS OF LAKELAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE(S) 2 AND 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 1235 S ODONIEL LOOP, LAKELAND, FL 33809 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fcpleadings@ghidottiberger.com
February 13, 20, 2026 26-00225K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2025CC003763 SOUTHERN CROSSING

HOMEOWNERS ASSOCIATION INC., a Florida Not-For-Profit Corporation, Plaintiff, v. CARLOS ROBERTO BISI; SAMARA MIRANDA & JULIANO STENIO SILVA MIRANDA & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated February 2, 2026, and in Case No. 2025CC003763 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which SOUTHERN CROSSING HOMEOWNERS ASSOCIATION INC., the Plaintiff and CARLOS ROBERTO BISI; SAMARA MIRANDA & JULIANO STENIO SILVA MIRANDA the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00am on March 6, 2026, the following described property set forth in the Final Summary Judgment:
Lot 29 as shown on the plat entitled "Southern Crossing" recorded in Plat Book 177, Pages

5 and 6 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 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 this 5th day of February 2026.

By: /s/ Sarah E. Webner
Sarah E. Webner, Esq.
Florida Bar No. 92751
WONSETLER & WEBNER, P.A.
717 North Magnolia Avenue
Orlando, FL 32803
Primary E-Mail for service:
Pleadings@kwpalaw.com
Secondary E-Mail:
office@kwpalaw.com
(P) 407-770-0846 (F) 407-770-0843
Attorney for Plaintiff
February 13, 20, 2026 26-00222K

FIRST INSERTION

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

CASE NO. 2025-CA-001653-A000-BA VERONICA DENISE BRITTON,

Plaintiff, v. SHENIKA MYLES SINCLAIR, THE UNKNOWN SPOUSE OF SHENIKA MYLES SINCLAIR, TENANT #1, TENANT #2 AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on February 3, 2026, in this case in the Circuit Court of Polk County, Florida, the real property described as:

Commencing 47 feet North of the Southeast corner of Lot 27, COX-PATTERSON'S RAILROAD ADDITION TO LAKELAND for a Point of Beginning; thence continue North 52 feet, thence West 100 feet thence South 43 Feet; thence East 31 feet; thence South 13 feet; thence East 19 feet; thence North 4 feet; thence East 50 feet to the Point of Beginning. LESS the North 41 feet of Lots 26 and 27 of COX-PATTERSON'S RAILROAD ADDITION, according to the map or plat thereof recorded in Plat Book 3A, Page 39, Public Records of Polk County, Florida. And

The North 4.0 feet of the South 47 feet of Lot 27 COX-PATTERSON'S RAILROAD ADDITION TO LAKELAND, according to the plat thereof as recorded in Plat Book 3A, Page 39, Public Records of Polk County, Florida. Parcel Identification No.: 23-28-13-063500-000261
Property Address:
830 N. Lincoln Avenue,
Lakeland, Florida 33815

will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on May 5, 2026, at 10:00 a.m.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the 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.
DATE: February 10, 2026
Gregory A. Sanoba, Esquire
Florida Bar No. 955930
Email: greg@sanoba.com
Jose A. Morera II, Esquire
Florida Bar No. 1019265
Email: joe@sanoba.com
THE SANOBA LAW FIRM
422 South Florida Avenue
Lakeland, Florida 33801
Phone: (863) 683-5353
Fax: (863) 683-2237
Attorneys for Plaintiff
February 13, 20, 2026 26-00255K

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

--- SALES / ESTATE ---

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. 2025CA003026A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Roseleine Louis Jean a/k/a
Roseleine Louis-Jean, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003026A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Roseleine Louis Jean a/k/a Roseleine Louis-Jean; ISPC, Inc dba ISPC; Whispering Trails Homeowners Association of Winter Haven, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 19th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 104, WHISPERING TRAILS PHASE I, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130,

PAGE(S) 37 AND 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 TAX ID: 27-28-30-850001-001040

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 6th day of February 2026.
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 4919 Memorial Hwy, Suite 135
 Tampa, FL 33634
 Phone: (954) 618-6955
 Fax: (954) 618-6954
 FLCourtDoes@brockandscott.com
 By /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 25-F01884
 February 13, 20, 2026 26-00243K

FIRST INSERTION

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

CASE NO. 2023CA005411000000
AMERIHOM MORTGAGE
COMPANY, LLC;
Plaintiff, v.
VICTOR LOUIS KOERICK A/K/A
VICTOR KOERICK, ET AL.;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the agreed order resetting foreclosure sale dated December 31, 2025, the Clerk of the Circuit Court for Polk County will sell to the highest and best bidder for cash beginning on March 10, 2026 at 10:00 AM via http://www.polk.realforeclose.com, the following described property:

Lot 14, Block A, Less the West 255 feet thereof, Live Oak, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 28, of the Public Records of Polk County, Florida; and land East of Lot 14, Block A, extending to Lake.
 Property Address: 120 LAKE ELSIE DRIVE, HAINES CITY, FL 33844

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.

Andrew Arias, FBN: 89501
 Attorneys for Plaintiff
 Marinosci Law Group, PC.
 100 West Cypress Creek Road,
 Suite 1045
 Fort Lauderdale, FL 33309
 Phone: (954) 644-8704;
 Fax: (401) 262-2110
 ServiceFL@mlg-defaultlaw.com
 ServiceFL2@mlg-defaultlaw.com
 MLG No.: 23-02907 / CASE NO.:
 2023CA005411000000
 February 13, 20, 2026 26-00244K

FIRST INSERTION

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

CASE NO. 53-2024-CA-004802
SILVERLEAF RESORTS, LLC
Plaintiff, vs.
SCHROEDER ET AL.,
Defendant(s).

Notice is hereby given that on 3/10/26 at 10:00 a.m. Eastern time at www.polk.realforeclose.com, Clerk of Court, Polk County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

Count I
Defendants
PHILLIP N SCHROEDER,
CORA SCHROEDER

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

Interest 1.923%, Use Period No./Unit No. 27/0033

Count II
Defendants
KAREN E. CRONK, TRUSTEE OR
HER SUCCESSORS IN TRUST, UNDER
THE KAREN E CRONK LIVING
TRUST DATED APRIL 21, 2004 AND
ANY AMENDMENTS THERETO
and ANNA M GALLANT, TRUSTEE,
OR HER SUCCESSORS IN TRUST,
UNDER THE AMG LIVING TRUST,
DATED APRIL 21, 2004, ANY ANY
AMENDMENTS THERETO

An undivided interest as tenant-in-common in and to the below

Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

Interest 1.923%, Use Period No./Unit No. 10/71 and 07/0067
 The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2024-CA-004802.

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.

DATED this February 10, 2026
JERRY E. ARON, P.A.
 Jerry E. Aron, Esq.
 Attorney for Plaintiff
 Florida Bar No. 0236101
 801 Northpoint Parkway, Suite 64
 West Palm Beach, FL 33407
 Telephone (561) 478-0511
 jaron@aronlaw.com
 February 13, 20, 2026 26-00258K

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. 2025CA000876000000
Planet Home Lending, LLC,
Plaintiff, vs.
Wilson D. Clark a/k/a
Wilson Clark, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000876000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Planet Home Lending, LLC is the Plaintiff and Wilson D. Clark a/k/a Wilson Clark; Jenna M. Clark a/k/a Jenna Clark; Unknown Spouse of Jenna M. Clark a/k/a Jenna Clark are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 31st day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK H, LESS THE WEST 15 FEET, REVISED MAP OF GLENWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 25, OF

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 TAX ID: 23-27-36-015500-008012

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 9th day of February 2026.
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 4919 Memorial Hwy, Suite 135
 Tampa, FL 33634
 Phone: (954) 618-6955
 Fax: (954) 618-6954
 FLCourtDoes@brockandscott.com
 By /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 25-F00419
 February 13, 20, 2026 26-00250K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2025CA003416A000BA
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
JAMES MILNES, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 15, 2026 in Civil Case No. 2025CA003416A000BA 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 James Milnes, 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 2nd day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The West 45 feet of Lot 16 and the East 90 feet of Lot 17, ALTA VISTA, a subdivision accord-

ing to the plat thereof recorded in Plat Book 2, Page 65, of the Public Records of Polk County, Florida.

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

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

/s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street,
 Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 25-11303FL
 February 13, 20, 2026 26-00226K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION
File No. 2026CP000395A000BA
IN RE: ESTATE OF
YOLANDA JARDON,
Deceased.

The administration of the estate of YOLANDA JARDON, Deceased, whose date of death was June 26, 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 732.2211.

The date of first publication of this notice is February 13, 2026.

JESUS ORLANDO JARDON,
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 13, 20, 2026 26-00268K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2024CA002992000000
VALLEY STRONG CREDIT UNION,
Plaintiff, vs.
MELODY RICHARDI A/K/A
MELODY MURPHY A/K/A
MELODY PATE RICHARDI A/K/A
MELODY BURKEY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 14, 2025 in Civil Case No. 2024CA002992000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein VALLEY STRONG CREDIT UNION is Plaintiff and Melody Richardi a/k/a Melody Murphy a/k/a Melody Pate Richardi a/k/a Melody Burkey, 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 6th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The North 1/2 of the West 90.00 feet of Lot 9, and the North 1/2 of Lot 10, less additional right-of-way, Block P of W.F. HALLAM & CO'S LAKELAND HIGHLANDS CLUB ACRE LOTS, according to the plat thereof recorded in Plat Book 1, Page 107, of the Public Records of Polk County, Florida;
 LESS AND EXCEPT: The West 35.00 feet for road right-of-way.

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.

By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street,
 Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 23-06479FL
 February 13, 20, 2026 26-00251K

FIRST INSERTION

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

CASE NO.: 2024-CA-003096
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, v.
DYLAN MAGDANZ, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on March 16, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.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:

The West 90 feet of the East 835.50 feet of the South 140 feet of the North 1/4 of the South-east 1/4 of the Northeast 1/4 of Section 10, Township 29 South, Range 23 East, Polk County, Florida. Subject to a utility easement of 15 feet along the South side thereof.

Property Address: 2318 Maple Hill Drive, Lakeland, FL 33811
 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 10th day of February, 2026.
TIFFANY & BOSCO, P.A.
 /s/ Kathryn I. Kasper, Esq.
 Anthony R. Smith, Esq.
 FL Bar #157147
 Kathryn I. Kasper, Esq.
 FL Bar #0621188
 Attorneys for Plaintiff
 OFF COUNSEL:
 Tiffany & Bosco, P.A.
 1201 S. Orlando Ave,
 Suite 430
 Winter Park, FL 32789
 Telephone: (205) 930-5200
 Facsimile: (407) 712-9201
 February 13, 20, 2026 26-00259K

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.: 2023-CC-003597

LAKESIDE LANDINGS
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.
JENNIFER A. WILLS A/K/A
JENNIFER A. WILLIS, et al.,
Defendants.

Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated June 4, 2025, in Case No.: 2023-CC-003597 of the County Court in and for Polk County, Florida, wherein LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JENNIFER A. WILLS A/K/A JENNIFER A. WILLIS, 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 accordance with Section 45.031, Florida Statutes, on April 7, 2026, the following described property set forth in the Final Judgment of Foreclosure:
 Lot 346, LAKESIDE LAND-

INGS PHASE ONE, according to the Plat as recorded in Plat Book 147, Pages 45 through 55, of the Public Records of Polk County, Florida.

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

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: February 4, 2026
 By: /s/Chad Sweeting
 Chad Sweeting, Esquire
 Florida Bar No.: 93642
 ARIAS BOSINGER, PLLC
 280 W. Canton Avenue, Suite 330
 Winter Park, Florida 32789
 (407) 636-2549
 February 13, 20, 2026 26-00223K



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--- ACTIONS / 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. 532025CA002850A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DAVID RUTHERFORD, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 02, 2026, and entered in 532025CA002850A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and DAVID RUTHERFORD; LORI RUTHERFORD; HIGHLAND MEADOWS 4A HOMEOWNERS ASSOCIATION, INC; FLORIDA HOUSING FINANCE CORPORATION 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 March 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 69, HIGHLAND MEADOWS PHASE 4A, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGES 32-35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 117 TANAGER ST, HAINES CITY, FL 33844
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 10 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: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-300129 - CyO
February 13, 20, 2026 26-00266K

FIRST 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 000826 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. TYLER RIAN KILLEN, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on February 2, 2026 in Case No. 2025 CA 000826 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and TYLER RIAN KILLEN, SUNERGY SOLAR LLC, WIND MEADOWS SOUTH HOMEOWNERS ASSOCIATION, INC., and UNKNOWN SPOUSE OF TYLER RIAN KILLE 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 6th day of March 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:

LOT 260, OF WIND MEADOWS SOUTH PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 191, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 3947 RESTING ROBIN AVE, BARTOW, FL 33830 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 10th day of February 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
February 13, 20, 2026 26-00262K

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.: 532023CA004360000000 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V., Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JOSE D. REYES, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 22, 2026 and entered in Case No. 532023CA004360000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein DEBORAH M. REYES AND JOSE D. REYES, are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on March 10, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

COMMENCING 130.0 FEET SOUTH AND 256.66 FEET WEST OF THE SOUTHWEST CORNER OF LOT 11, BLOCK 2, HASKELL HOMES, A SUBDIVISION RECORDED IN PLAT BOOK 45, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN NORTH 0 DEGREES 01 MINUTES 15 SECONDS WEST 340.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 01 MINUTES 15 SECONDS WEST, 90.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST 110.0 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 15 SECONDS

EAST 90.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST, 110.0 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 24, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

and commonly known as: 6236 ALABAMA AVENUE, LAKE LAND, FL 33813 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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 10th day of February, 2026. GHIDOTTI | BERGER LLP Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fcpleadings@ghidottiberger.com
February 13, 20, 2026 26-00260K

FIRST INSERTION

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

CASE NO. 2025-CA-003720 MADISON PLACE TOWNHOME ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, Plaintiff, v. JOAQUIN GONZALEZ and UNKNOWN SPOUSE OF JOAQUIN GONZALEZ DEFENDANTS.

TO: Joaquin Gonzalez
1124 Merrill Street
Davenport, FL 33837
(last known address)
AND
Unknown Spouse of Joaquin Gonzalez
1124 Merrill Street
Davenport, FL 33837
(last known address)

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

Lot 244, Madison Place Phase 2, according to the map or plat thereof, as recorded in Plat Book 181, Page(s) 24 through 27, 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:

K. JOY MATTINGLY, ESQ. (JL)
Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A.

1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940

Primary email: cofoservicemail@beckerlawyers.com on or before 3/9/26, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant 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 said Court 1/28/26.

STACY M. BUTTERFIELD,
as Clerk of said Court
By: /s/ Sebastian Irlanda
As Deputy Clerk

K. JOY MATTINGLY, ESQ. (JL)
Plaintiff's attorney,
BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
M31153/420945/30524293
February 13, 20, 2026 26-00232K

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. 2024CA003330000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2, Plaintiff, vs. MARY F. ALEXANDER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 17, 2025, and entered in 2024CA003330000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 is the Plaintiff and MARY F. ALEXANDER; MOSES ALEXANDER; POLK COUNTY, FLORIDA; GOODLEAP, LLC F/K/A LOANPAL, LLC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK D, VALENCIA HILLS SUBDIVISION, HAINES CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED

IN PLAT BOOK 63, PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address:
1304 AVENUE N,
HAINES CITY, FL 33844

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

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 10 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: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-169695 - RaO
February 13, 20, 2026 26-00264K

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.: 2021CC002422 WB HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. FELIX IVAN LLANOS ORTIZ, et al., Defendants.

Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated April 12, 2024, in Case No.: 2021-CC-002422 of the County Court in and for Polk County, Florida, wherein WB HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and FELIX IVAN LLANOS ORTIZ, 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 accordance with Section 45.031, Florida Statutes, on April 7, 2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 90, WILLOW BEND - PHASE 2, according to the plat as recorded in Plat Book 166,

Pages 36 through 38, of the Public Records of Polk County, Florida.

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

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

DATED: February 4, 2026
By: /s/ Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
February 13, 20, 2026 26-00224K

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. 2024CA002769000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. JARED BRAUN AND ANNE-MARIE BRAUN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 02, 2025, and entered in 2024CA002769000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and JARED BRAUN; ANNE-MARIE BRAUN; THE CLERK OF COURTS OF POLK COUNTY, FLORIDA 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 March 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK E, WOODLAND ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 29, OF THE PUBLIC

RECORDS OF POLK COUNTY, FLORIDA
Property Address: 2715 DIXIE RD, LAKE LAND, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 10 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: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-248628 - CyO
February 13, 20, 2026 26-00265K

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. 2025CA005099A000BA Freedom Mortgage Corporation Plaintiff, vs. Morgan Droz; Unknown Spouse of Morgan Droz; The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nancy Elizabeth Orem a/k/a Nancy Orem, Deceased; et al Defendants.

TO: The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nancy Elizabeth Orem a/k/a Nancy Orem, Deceased
Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 1 AND THE NORTH 1/2 OF LOT 4, BLOCK 13, SUMMERLIN SCHOOL LANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25A, AND PLAT BOOK 3, PAGE 15, 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 Amanda Driscoll, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before March 6, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on January 28, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By A. Nieves
As Deputy Clerk
Amanda Driscoll, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F03551
February 13, 20, 2026 26-00231K

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. 2023CA004149000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. OSCAR VAZQUEZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 26, 2025, and entered in 2023CA004149000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and OSCAR VAZQUEZ; FLORIDA HOUSING FINANCE CORPORATION; THE UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MV REALTY PBC, LLC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 05, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK D, SHADOW LAWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1050 PINE 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

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 10 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: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-056066 - RaO
February 13, 20, 2026 26-00263K

--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION

THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of The Gardner Trails Community Development District ("District") will hold two public hearings on April 1, 2026, at 10:00 a.m. EST, at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850. The District intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The purpose of the public hearing is to consider the adoption of a resolution pursuant to Section 197.3632(3)(a), Florida Statutes, expressing the District's intent to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District, and to consider the adoption of the proposed budget for Fiscal Year 2026.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, amenity facilities, stormwater management improvements, utilities, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District. All affected property owners have the right to appear at the public hearing and be heard regarding the use of the Uniform Method. Written comments may also be submitted to the District Manager's Office prior to the hearing.

The District will also hold a public hearing for the purpose of hearing comments and objections on the adoption of the proposed budget for Fiscal Year 2026 ("2026 Proposed Budget"). A regular board meeting of the District

will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and 2026 Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Manager's Office"), during normal business hours.

The public hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings may be continued to a date, time, and location to be specified on the record at the meeting or hearings.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by communications media technology, including telephonic or video conferencing.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing or meeting is advised that such person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Such person should be aware that they are responsible for making or obtaining such record at their own expense.

Jason Greenwood
District Manager
Feb. 13, 20, 27; Mar. 6, 2026
26-00247K

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 2025CA001478A000BA
DIVISION: 8

Truist Bank, f/k/a Branch Banking and Trust Company Plaintiff, vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Ines Iorio f/k/a Ines Spagnuolo, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al.

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Ines Iorio f/k/a Ines Spagnuolo, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 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:
LOT 30, WATERVIEW, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE(S) 36 AND 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. more commonly known as 196 Waterview Circle, Auburndale, FL 33823.

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.

WITNESS my hand and seal of this Court on the day of FEB 02 2026.

Stacy M. Butterfield
Circuit and County Courts (SEAL) By: Ruthy Pacheco
Deputy Clerk
Default Date 3/11/2026

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
25-332938 FCO1 SUU
February 13, 20, 2026 26-00245K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:

532025CA004144A000BA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST

2023-2, Plaintiff, v. EVELYN FELICIANO SUAREZ; et al, Defendant(s).

To the following Defendant(s): DANIEL SUAREZ, JR. (Last Known Address: 409 PATRICK AVE, WINTER HAVEN, FL 33880)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 29, BLOCK J, JAN PHYL VILLAGE UNIT NUMBER ELEVEN, ACCORDING TO HE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGES 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 409 PATRICK AVE, WINTER HAVEN, FL 33880 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger

er LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 3/16/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this FEB 06 2026.

STACY M. BUTTERFIELD
As Clerk of the Court (SEAL) By Ruthy Pacheco
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
February 13, 20, 2026 26-00246K

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. 2025CA004068A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

COMMON WEALTH TRUST SERVICES, LLC, AS TRUSTEE OF THE 618 HONEY BELL LAND TRUST, DATED OCTOBER 20, 2023, et al., Defendant.

To: CARMEN MARGARITA GRACIA A/K/A MARGARITA CARMEN GRACIA A/K/A C. M. GRACIA 618 HONEY BELL ROAD, WINTER HAVEN, FL 33880 UNKNOWN SPOUSE OF CARMEN MARGARITA GRACIA A/K/A MARGARITA CARMEN GRACIA A/K/A C. M. GRACIA 618 HONEY BELL ROAD, WINTER HAVEN, FL 33880 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 295, SQUIRE'S GROVE PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 183, PAGES 1 THROUGH 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 3/12/26 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 3rd day of February, 2026.

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
25-13540FL
February 13, 20, 2026 26-00252K

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. 2025CA003117A000BA TRUIST BANK, Plaintiff, vs. HERIBERTO LAUREANO RODRIGUEZ A/K/A HERIBERTO LAUREANO, et al., Defendant.

To: HERIBERTO LAUREANO RODRIGUEZ A/K/A HERIBERTO LAUREANO 706 HAWK LN, POINCIANA, FL 34759

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 3, BLOCK 707, POINCIANA NEIGHBORHOOD 5 NORTH VILLAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE(S) 27 THROUGH 42, INCLUSIVE, 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 Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite

155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 3/11/26 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 2nd day of Feb., 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT OF POLK COUNTY
As Clerk of the Court (SEAL) BY: 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
25-12879FL
February 13, 20, 2026 26-00233K

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. 2025CA003533A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

GERALD E. BRANIGAN A/K/A GERARD EDWARD BRANIGAN A/K/A GERARD BRANIGAN, JR., et al, Defendant.

To: NICOLE PARKER, 1851 FINCHER DR., BENSALEM, PA 19020 UNKNOWN SPOUSE OF NICOLE PARKER, 1851 FINCHER DR., BENSALEM, PA 19020

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 312, OF SADDLE CREEK PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 189, PAGE 20, 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 Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite

155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 2/4/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 29 day of Dec., 2025.

STACY BUTTERFIELD, CPA
CLERK OF COURT OF POLK COUNTY
As Clerk of the Court
BY: /s/ Asuncion Nieves
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-10692FL
February 13, 20, 2026 26-00271K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA003697000000
SEATTLE BANK, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARGIE S. BLACKWELDER, DECEASED; et al., Defendant(s).

To: James Stephen a/k/a James Michael Stephen Last Known Residence: 10 N 18th St Haines City, FL 33844
TO: Judy L. Brown Last Known Residence: 7225 Lake Lowery Rd Haines City, FL 33844

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:
LOT 5 OF BOWEN'S SUBDIVISION UNIT NO. 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 44, 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 3/16/2026, 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 FEB 05, 2026.
Stacy M. Butterfield
As Clerk of the Court (SEAL) By: Ruthy Pacheco
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd,
Suite 202-B
Delray Beach, FL 33444
1395-1143B
Ref# 14308
February 13, 20, 2026 26-00229K

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. 532025CA003611
PennyMac Loan Services, LLC Plaintiff, vs.

Ivan Menendez Iglesias; Emerald Pointe Homeowners Association of Lakeland, Inc.; Lizandra Gonzalez Pena Laffita Defendants.

TO: Lizandra Gonzalez Pena Laffita Last Known Address: 5836 Daughtery Downs Loop, Lakeland, FL 33809

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

LOT 29, EMERALD POINTE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634

33634, within thirty (30) days of the first date of publication on or before March 9, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on January 29, 2026.
Stacy M. Butterfield
As Clerk of the Court (SEAL) By A. Nieves
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02174
February 13, 20, 2026 26-00230K

FIRST INSERTION

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

CASE NO.: 532025CA004005A000BA
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs.

CHERI ANN SCOTT A/K/A CHERI A. SCOTT, et al., Defendants.

TO: CHERI ANN SCOTT A/K/A CHERI A. SCOTT 33 HERRING CT, KISSIMMEE, FL 34759

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 9, BLOCK 1021, OF POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 4-18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before March 12, 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 day of FEB 03, 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
25-03315
February 13, 20, 2026 26-00228K

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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND 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
Deceased.

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

SECOND 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,
Deceased.

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

SECOND 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,
Deceased.

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

SECOND 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
Deceased.

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

SECOND 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
Deceased.

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 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:
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

SECOND 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,
Deceased.

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

SECOND 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,
Deceased.

The administration of the estate of CHARLES GIBSON, Deceased, 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

SECOND 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,
Deceased.

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

SAVE
TIME**Email your Legal Notice**
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Deadline Wednesday at noon
Friday PublicationSARASOTA • MANATEE • HILLSBOROUGH • PASCO
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Observer

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

SECOND 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
25-04297
February 6, 13, 2026 26-00180K

SECOND 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

SECOND 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; Gilco 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

FOURTH 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 21
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 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 cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:
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.
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

SECOND 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, DEVISEES, 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 pursuant 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, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN ESTATE OF JENNIFER LYNNE TRIBUE-ISAAC, DECEASED, et al, is the Defendant, 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 LANDINGS 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: January 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@fclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
February 6, 13, 2026 26-00195K

SECOND 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

SECOND 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 ASSOCIATION, INC., is the Plaintiff and EMANUEL 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 accordance 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 RESORT PHASE 1A, according to

the plat as recorded in Plat Book 175, Pages 5 through 10, of the Public Records of Polk County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED: January 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 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 Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-

styled Court on or before 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
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

--- SALES / ACTIONS ---

THIRD 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

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, et al.

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

SECOND 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; TENILLE 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: LOT118, 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 E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-102373-F00 February 6, 13, 2026 26-00178K

SECOND 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.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.L., 1312 W. Fletcher Avenue, Suite B., Tampa, FL 33612 Feb. 6, 13, 20, 27, 2026 26-00209K

SECOND 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 pursuant to an Order Rescheduling the Foreclosure Sale dated December 30, 2025, and entered in Case No. 532023CA006606000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and AARON M. DOUGLASS; KATHLEEN M. DOUGLASS; 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 following 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 1/4 OF THE NORTHEAST 1/4 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 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, 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 Administrator, 255 N. Broadway Avenue, 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 pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 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 lè 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@vanlawfirm.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 CR19077-23/sap February 6, 13, 2026 26-00196K

SECOND 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 pursuant 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE MAROON PLAINS TRUST is Plaintiff and 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, are Defen-

dants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online 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 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 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

SECOND INSERTION

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

CIRCUIT 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 PUBLIC 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 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.

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

SECOND 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 Minniehaha 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'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: 3/6/2026 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

SECOND 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, GRANTEES, 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, GRANTEES, 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 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

PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1/232 INTEREST IN THAT CERTAIN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3264, PAGE 1809, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.; and that certain 1995, 43 X 16 MERRITT Model Number MERRITT, Mobile Home Serial Number(s): 000FLHMBP89786884.

Property address: 129 Jack Nicklaus Lane, 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: 3/2/2026 DATED this day of JAN 23 2026. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: /s/ Ascension 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

--- ACTIONS ---

SECOND 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

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

SECOND 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-NQMI 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

SECOND 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 & COMPTROLLER
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

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: fmail@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

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. 2022CA003270000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

EDGAR L. LIGHTSEY A/K/A EDGAR LIGHTSEY; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, 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, DEVISEES, GRANTEES, 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,

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

SECOND INSERTION

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

CASE NO.: 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. BUTTERFIELD, 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 following 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 CLAIMING 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 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 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

SECOND 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, Florida described as:

LOT 2, IN BLOCK 1150, OF POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING 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; including 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 giving notice as required by Section 45.031 F.S.

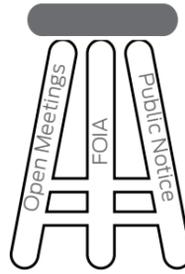
Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

AMERICANS WITH 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 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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

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



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

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



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

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

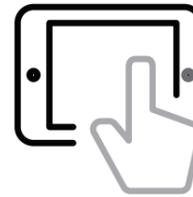
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



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