

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF SERVICE BY PUBLICATION

STATE OF NORTH CAROLINA
IN THE GENERAL COURT OF
JUSTICE DISTRICT COURT
JUVENILE DIVISION
DAVIDSON COUNTY
FILE NO. 25JT000089-280

IN THE MATTER OF:
E.M.C.K., a Minor Child.
DOB: 09/06/2019.

TO: GABRIELA CASTRO
Respondent Mother

TAKE NOTICE that a Petition for Termination of Parental Rights for the minor child, E.M.C.K, born 09/06/2019, has been filed against you in the above-entitled action. You are required to respond to said Petition no later than April 8, 2026, being 40 days from the first publication of this Notice, and upon your failure to do so, the Petitioners will apply to the Court for the relief sought.

This the 27th day of February, 2026.

APRIL CRAFT CROWSON

Attorney for Petitioners
NC Bar #27769
121 North Talbert Boulevard
Lexington, NC 27292
Phone: (336)300-7080
Feb. 27; Mar. 6, 13, 2026

26-00340K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN:
Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Centra Care Four Corners under which (we are) engaged in business at 49513 US 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 2/18/2026, Polk County, Davenport, FL
February 27, 2026 26-00344K

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 APX Junke Removal located at 5203 Serrento Ct 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 18th day of February, 2026
Jose Ortega
Jose Ortega
February 27, 2026 26-00345K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Yancey's Taproom, LLC, desiring to engage in business under the fictitious name Yancey's Taproom located at 3900 Frontage Rd. S. Ste. A, Lakeland, FL 33815, intends to register said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 27, 2026 26-00355K

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale Date March 20th, 2026 @ 10:00 AM at each individual repair facility.
41496 2018 Chevrolet VIN#: 1G1ZF5SU6JF225565 Repair Facility: Dyer Chevrolet Lake Wales 23350 Hwy 27 Lake Wales 863-676-7671 Lien Amt \$2,170.48
41619 2018 Ram VIN#: ZFBERFBB2J6L74964 Repair Facility: Rossi's Body Shop and Detailing 4173 Crump Rd Unit #16 Winter Haven 863-421-6700 Lien Amt \$10,230.43
February 27, 2026 26-00343K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2026CP000104A000BA
IN RE: ESTATE OF
BRUCE TAYLOR REYNOLDS,
Deceased.

The administration of the estate of BRUCE TAYLOR REYNOLDS, deceased, whose date of death was November 14, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

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

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:

JAY R. FLATT

11 Baymont Street, Apt 405
Clearwater Beach, FL 33767

Attorney for Personal Representative:

Kit Van Pelt, Esq.
KIT VAN PELT, ESQ.

Attorney

Florida Bar Number: 106754
Older, Lundy, Koch & Martino

200 N Garden Avenue
Clearwater, FL 33755

Telephone: (813) 254-8998

Fax: (813) 839-4411

E-Mail: kvanpelt@olderlundylaw.com

Secondary E-Mail:

kholland@olderlundylaw.com

Feb. 27; Mar. 6, 2026 26-00353K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No.
53-2026-CP-000412-A000-BA
Division 14
IN RE: ESTATE OF
THOMAS JOHN SMITH
Deceased.

The administration of the estate of Thomas John Smith, deceased, whose date of death was October 11, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:

Lauren R. Smith

8265 Ibis Club Drive, Unit 606
Naples, Florida 34104

Attorney for Personal Representative:

L. Caleb Wilson, Attorney
Florida Bar Number: 73626

Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813

Telephone: (863) 647-3778

Fax: (863) 647-4580

E-Mail: caleb@mundylaw.com

Feb. 27; Mar. 6, 2026 26-00341K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No.
53-2025-CP-002524-A000-BA
IN RE: ESTATE OF
DERRICK ALLEN PARRISH
Deceased.

The administration of the estate of Derrick Allen Parrish, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 27, 2026.

Personal Representative:

Miracle Rae Parrish

5528 Jacob Avenue
Polk City, Florida 33868

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: mtturner@straughtnturner.com

Secondary E-Mail:

ahall@straughtnturner.com

Feb. 27; Mar. 6, 2026 26-00358K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2026-CP-17
IN RE: ESTATE OF
DEBRA JORDAN WHITE,
Deceased.

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

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: February 27, 2026.

DEVIN WHITE

Personal Representative

10188 Rachel Cherry Drive
Polk City, FL 33868

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

Feb. 27; Mar. 6, 2026 26-00354H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002965
IN RE: ESTATE OF
NICHOLAS PETER VOHAR,
a/k/a Nicholas P. Vohar,
Deceased.

The administration of the estate of Nicholas Peter Vohar, deceased, whose date of death was June 16, 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.

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

is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All 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 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 27, 2026.

Personal Representative:

Timothy John Vohar

4930 Lauderdale Ave.
Virginia Beach, VA 33465-1328

Attorney for Personal Representative:

Cyrus Malhotra
Florida Bar No. 0022751

THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd.,
Suite 100E
Tampa, FL 33624

Telephone: (813) 902-2119

Fax Number: (727)290-4044

Email:

filings@flprobatesolutions.com

Secondary:

cortney@flprobatesolutions.com

Feb. 27; Mar. 6, 2026 26-00373K

FIRST INSERTION

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

File No.: 532025CP004136A000BA
IN RE: ESTATE OF
RONALD M CRAY,
Deceased.

The administration of the estate of RONALD M CRAY, Deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 27, 2026.

CHRISTINE CRAY-DICKSON,

Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire
Florida Bar No. 5207

2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020

Telephone: (954)767-3399

Fax: (305) 945-2905

Primary Email:

Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

Feb. 27; Mar. 6, 2026 26-00366K

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 18th day of March 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Ruiz, Adriana MATTRESS, DRESSER, SHELF, DESK, HELMET; Magana, Mariela STUFFED ANIMALS, X-BOX; TOWER FAN, OUTSIDE CHAIRS, SUITCASES, BOXES, BAGS, LAMPS; Bellamy, Kashyla SUITCASE, BAGS, BOXES, CHAIR, CLOTHES; Mole, Natasha MATTRESS, CLOTHES, BAGS, TOTES, BED FRAME; Blanc, Qunajah CLOTHES, IRONING BOARD, CHAIR, HAND WEIGHTS, BOXES, TOTES. Sale is subject to cancellation in the event of settlement between owner and obligated party.

Feb. 27; Mar. 6, 2026 26-00342K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that KAREN SUE CANNON IRION will engage in business under the fictitious name KSI ENVIRONMENTAL CONSULTANTS, with a physical address 814 Via Como Street POINCIANA, FL 34759, with a mailing address 814 Via Como Street POINCIANA, FL 34759, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
February 27, 2026 26-00369K

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 SUSAN JILL REVERSKI located at c/o 2964 Blackwater Creek Drive in the City of Lakeland, Polk, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of February, 2024
Susan-Jill: Reverski ©™
February 27, 2026 26-00361K

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 Bella Victoria Photography located at 3063 Sire Trail in the City of Lakeland, Polk, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of February, 2026
Victoria Plumley
February 27, 2026 26-00362K

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 Jester Time located at 109 Ambersweet Way #361 in the City of Davenport, Polk, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of February, 2026
Zoe Gandara
February 27, 2026 26-00368K

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Paul Edward Britton will on March 23, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1973 SKYL Mobile Home, VIN: 01614086G, TITLE: 0005886851 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607.
Feb. 27; Mar. 6, 2026 26-00367K

--- ESTATE / SALES / ACTIONS ---

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. 532025CA001128A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Joseph Donald Bertrand a/k/a
Joseph Bertrand, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA001128A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Joseph Donald Bertrand a/k/a Joseph Bertrand; Roseanna Maude Robbins a/k/a Roseanna M. Robbins; Rebecka Lesley Allasia Rawson a/k/a Rebecka Rawson; Dividend Solar Finance LLC; GoodLeap, LLC 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 30th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 10, 11 AND 12, TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY ADJOINING THE WEST LINE OF SAID LOTS, BLOCK B, W. S. PRESTON'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 83, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID: 25-30-07-4030000-002100

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 17th 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
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00569
Feb. 27; Mar. 6, 2026 26-00346K

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.

532025CA001552A000BA
LAKES AT LUCERNE PARK
HOMEOWNERS ASSOCIATION,
INC., a Florida non-profit
Corporation,
Plaintiff, vs.
CAESAR BARRIENTOZ;
UNKNOWN SPOUSE OF CAESAR
BARRIENTOZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure dated February 20, 2026 in Case No. 532025CA001552A000BA in the Circuit Court in and for Polk County, Florida wherein LAKES AT LUCERNE PARK HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and CAESAR BARRIENTOZ, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on APRIL 7, 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 12, BLOCK B, AS SHOWN ON THE PLAT ENTITLED "LAKES AT LUCERNE PARK PHASE 5" AND RECORDED IN THE PUBLIC RECORDS OF

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-003194
SUNSET RIDGE HOMEOWNERS
ASSOCIATION, INC., a Florida
non-profit Corporation,
Plaintiff, vs.
MONTY R. MCCASKILL,
MARION J. MCCASKILL,
GOODLEAP, LLC, UNKNOWN
TENANT #1, UNKNOWN
TENANT #2

Defendants,
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on February 5, 2026 in Case No. 2024-CA-003194, in the County Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SUNSET RIDGE HOMEOWNERS ASSOCIATION, INC., are the Plaintiffs and MONTY R. MCCASKILL, MARION J. MCCASKILL, GOODLEAP, LLC, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, are the Defendants, that the Polk County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 10:00 a.m. on Tuesday, April 7, 2026, at, on www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

Lot 19, SUNSET RIDGE PHASE 2, according to the Plat thereof, as recorded in Plat Book 126, Pages 36 through 41, of the Public Records of Polk County, Florida, with the following street address: 869 Knollwood Drive, Davenport, FL 33837.

Any person claiming an interest in the surplus from the sale, if any, other than the property owners 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.

Dated this 20th day of February, 2026
/s/ Shay M. Beaudoin
PATRICK H. WILLIS, Esquire
Florida Bar No. 526665
Primary Email:
pwillis@willisharne.com
SHAY M. BEAUDOIN, Esquire
Florida Bar No. 1024968
SBeaudoin@willisharne.com
WILLIS | HARNE
390 N. Orange Avenue,
Suite 1600
Orlando, FL 32801
Tel. 407-903-9939
Fax. 407-903-9929
Attorneys for Plaintiff
113306-0098

Feb. 27; Mar. 6, 2026 26-00356K

FIRST INSERTION

POLK COUNTY, FLORIDA IN
PLAT BOOK 168, PAGE 20.
A/K/A: 1114 HAINES DRIVE,
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: February 24, 2026
FLORIDA COMMUNITY
LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flcgl.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
Feb. 27; Mar. 6, 2026 26-00365K

FIRST INSERTION

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

Case No. 2024CA004567
Division 15

NAVY FEDERAL CREDIT UNION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS AND
TRUSTEES OF ROBERT EDWARD
BURNSIDE, SR. A/K/A ROBERT
BURNSIDE, DECEASED,
CHRISTINE KATHERINE
JOHNSON A/K/A CHRISTINE
JOHNSON, AS KNOWN HEIR OF
ROBERT EDWARD BURNSIDE,
SR. A/K/A ROBERT BURNSIDE,
DECEASED, ROBERT EDWARD
BURNSIDE, JR., AS KNOWN HEIR
OF ROBERT EDWARD BURNSIDE,
SR. A/K/A ROBERT BURNSIDE,
DECEASED, CITY OF MULBERRY,
FLORIDA, UNKNOWN SPOUSE
OF CHRISTINE KATHERINE
JOHNSON A/K/A CHRISTINE
JOHNSON, UNKNOWN
SPOUSE OF ROBERT EDWARD
BURNSIDE, JR., AND UNKNOWN
TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 5, 2026, 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:

LOTS 18 AND 19, BLOCK 2,
M.C. CAIN'S ADDITION TO
THE TOWN OF MULBERRY,
A SUBDIVISION ACCORDING TO THE PLAT THEREOF

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-005013

LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, v.
KRISTIN MICHELLE PARKS
A/K/A KRISTIN PARKS, et al.,
Defendants.
TO: Kristin Michelle Parks a/k/a Kristin Parks
3863 Berkley Road
Auburndale FL 33823
Unknown Spouse of Kristin Michelle Parks a/k/a Kristin Parks
3863 Berkley Road
Auburndale FL 33823

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

The North 1/2 of the South 1/2 of the SW 1/4 of the NW 1/4 of the SW 1/4, LESS the East 40 feet for right-of-way, lying in Section 21, Township 27 South, Range 25 East, Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR POLK
COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026-CP-000546
IN RE: ESTATE OF
SYREETA AMANDA JONES
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Syreeta Amanda Jones, deceased, File Number 2026-CP-000546 by the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33830-3912; that the decedent's date of death was April 26, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME	ADDRESS
Shirley Jones	54 Preston B Boca Raton, Florida 33434
Phillip Jones	54 Preston B Boca Raton, Florida 33434

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the de-

CEDED IN DEED BOOK
59, PAGE 112, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

and commonly known as: 405 NW 5TH AVE, MULBERRY, FL 33860; 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 24, 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 this February 19, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
110650/2426925/CMF
Feb. 27; Mar. 6, 2026 26-00347K

FIRST INSERTION

Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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: 3/25/26
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 16th day of Feb., 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: Sebastian Irlanda
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Feb. 27; Mar. 6, 2026 26-00339K

FIRST INSERTION

cedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 27, 2026.

Person Giving Notice:
Shirley Jones
Petitioner
Phillip Jones
Petitioner
Attorney for Person Giving Notice:
/s/Marlon Brammer
Marlon O. Brammer, Esq.
Attorney for the Petitioners
Florida Bar No. 0124615
The Brammer Firm
4400 N. Federal Hwy,
Suite#210
Boca Raton, Florida 33431
(561) 295-9110 |
service@brammerfirm.com
Feb. 27; Mar. 6, 2026 26-00372K

FIRST INSERTION

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

532025CA003904A000BA
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
LYNNE ANN BLACKBURN
A/K/A LYNNE BLACKBURN;
GOODLEAP, LLC; GRACE
RANCH PROPERTY OWNERS'
ASSOCIATION, INC.; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).

TO: LYNNE ANN BLACKBURN
A/K/A LYNNE BLACKBURN
Last Known Address
636 BOARDWALK AVE
HAINES CITY, FL 33844
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:

LOT 83, GRACE RANCH
PHASE ONE, ACCORDING
TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 177,
PAGE(S) 48 THROUGH 52, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
Case No.: 2026CA000228A000BA
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
AND ITS SUCCESSORS OR
ASSIGNS,
Plaintiff, v.

THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, CREDITORS,
LIENORS AND TRUSTEES OF
HELEN E. STOKES, DECEASED;
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;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).

To the following Defendant(s):
THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, CREDITORS,
LIENORS AND TRUSTEES OF
HELEN E. STOKES, DECEASED
2147 Fox Run Road
Lake Wales, FL 33898

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

LOT 9 OF MAMMOTH GROVE
SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 78 & 79, LYING IN THE NE 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA.
a/k/a 2147 Fox Run Road, Lake Wales, FL 33898

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. 2025CA004561A000BA
ABC MORTGAGE, LLC,
Plaintiff, vs.
TE'AMBRANIQUE TE'RIC
DANIELS A/K/A
TE'AMBRANIQUE DANIELS, et al.,
Defendant.

TO: ASHLEY CARABALLO MALDONADO A/K/A ASHLEY CARABALLO-MALDONADO
114 OAK CIRCLE, POINCIANA, FL 34759
UNKNOWN SPOUSE OF ASHLEY CARABALLO MALDONADO A/K/A ASHLEY CARABALLO-MALDONADO 114 OAK CIRCLE, 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 11, BLOCK 842, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written de-

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Default Date: March 19, 2026
DATED on Feb. 10, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: A. Nieves
As Deputy Clerk

Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1463-221864 / ME2
Feb. 27; Mar. 6, 2026 26-00338K

FIRST INSERTION

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 3/30/2026, a date which is within thirty (30) days after the first publication of this Notice in 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. 2.065.

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 19 2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Ruthy Pacheco
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
Feb. 27; Mar. 6, 2026 26-00352K

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. 2025CA004561A000BA
ABC MORTGAGE, LLC,
Plaintiff, vs.
TE'AMBRANIQUE TE'RIC
DANIELS A/K/A
TE'AMBRANIQUE DANIELS, et al.,
Defendant.

TO: ASHLEY CARABALLO MALDONADO A/K/A ASHLEY CARABALLO-MALDONADO
114 OAK CIRCLE, POINCIANA, FL 34759
UNKNOWN SPOUSE OF ASHLEY CARABALLO MALDONADO A/K/A ASHLEY CARABALLO-MALDONADO 114 OAK CIRCLE, 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 11, BLOCK 842, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written de-

fenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the clerk of the above-styled Court on or before 3/26/26 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 17th 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
Phonic: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-13805FL
Feb. 27; Mar. 6, 2026 26-00350K

SAVE



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Business Observer

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

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION. **CASE NO. 2025CA000466000000** U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES, SERIES 2021-G, Plaintiff, vs. UNKNOWN SUCCESSOR TRUSTEE OF THE LUCRESSIE S. BROWN LIVING TRUST, DATED JULY 9, 2004; UNKNOWN BENEFICIARIES OF THE LUCRESSIE S. BROWN LIVING TRUST, DATED JULY 9, 2004; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUCRESSIE S. BROWN A/K/A LUCRESSIE SMITH-BROWN, DECEASED; PATRICIA SMITH-FIELDS; RAYMOND SMITH; LUCIOUS SMITH; LUCRETIA HOGAN; EARL PEARSALL; LEROY SMITH; WILLIAM SYKES; NATIONAL COLLEGIATE STUDENT LOAN TRUST 2007-4; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on June 2, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 21, WESTWOOD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED February 20, 2026. By: /s/ Gregg R. Dreilinger Gregg R. Dreilinger Florida Bar No.: 25615 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-208540 / BJB Feb. 27; Mar. 6, 2026 26-00357K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. **CASE NO. 532022CA002292000000** NATIONS DIRECT MORTGAGE, LLC, Plaintiff, vs. GRACE BROWN A/K/A GRACE MARIE BROWN; LAWRENCE BROWN A/K/A LAWRENCE ARTHUR BROWN; HILLSIDE HEIGHTS PROPERTY OWNER'S ASSOCIATION, INC; SEMINOLE COUNTY, FLORIDA, CLERK OF COURT; et al. Defendants NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated January 20, 2026, and entered in Case No. 532022CA002292000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. NATIONS DIRECT MORTGAGE, LLC, is Plaintiff and GRACE BROWN A/K/A GRACE MARIE BROWN; LAWRENCE BROWN A/K/A LAWRENCE ARTHUR BROWN; HILLSIDE HEIGHTS PROPERTY OWNER'S ASSOCIATION, INC; SEMINOLE COUNTY, FLORIDA, CLERK OF COURT, 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 24TH day of MARCH, 2026, the following described property described in the final judgment: LOT 16, HILLSIDE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 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

DECEASED; PATRICIA SMITH-FIELDS; RAYMOND SMITH; LUCIOUS SMITH; LUCRETIA HOGAN; EARL PEARSALL; LEROY SMITH; WILLIAM SYKES; NATIONAL COLLEGIATE STUDENT LOAN TRUST 2007-4; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on June 2, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 21, WESTWOOD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED February 20, 2026. By: /s/ Gregg R. Dreilinger Gregg R. Dreilinger Florida Bar No.: 25615 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-208540 / BJB Feb. 27; Mar. 6, 2026 26-00357K

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 acomodo 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 el 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 ed. 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. 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. Dated this 23rd day of February, 2026. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH19911-24/sap Feb. 27; Mar. 6, 2026 26-00351K

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. 532025CA001260A000BA** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. MICHAEL KLOPFER; COUNTRY VIEW ESTATES III & IV PROPERTY OWNERS ASSOCIATION, INC.; SEDERA KLOPFER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 29, 2025 and an Agreed Order Vacating Foreclosure Sale and Stopping the Issuance of the Certificate of Sale and Certificate of Title dated February 13, 2026 and entered in Case No. 532025CA001260A000BA of the Circuit Court in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and MICHAEL KLOPFER; COUNTRY VIEW ESTATES III & IV PROPERTY OWNERS ASSOCIATION, INC.; SEDERA KLOPFER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on March 20, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 269, OF COUNTRY VIEW

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. **Case No.: 2025CA004915A000BA** ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS W. FRANKLIN, DECEASED; KAREN L. FRANKLIN; A&D FENCING & CARPENTRY INC.; NATOSHA N. LEWIS; ELSIE YOHAIIRA LEWIS-MALDONADO; UNKNOWN BENEFICIARIES OF THE OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST; UNKNOWN TRUSTEES OF THE OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST; HART LAKE COVE HOMEOWNERS ASSOCIATION, INC.; CITIMORTGAGE, INC.; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS W. FRANKLIN, DECEASED (RESIDENCE UNKNOWN) UNKNOWN BENEFICIARIES OF THE OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST (RESIDENCE UNKNOWN) UNKNOWN TRUSTEES OF THE OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST (RESIDENCE UNKNOWN) DELAWARE STATUTORY TRUST (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 10, HART LAKE COVE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 165 FISH HAWK DR, WINTER HAVEN, FL 33884 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before March 30, 2026, a date which is within thirty (30) days after the first publication of this Notice in 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. 2.065. 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 19 day of Feb., 2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By A. Nieves As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 Feb. 27; Mar. 6, 2026 26-00349K

FIRST INSERTION

NOTICE OF PUBLIC SALE A-1 Diesel Repair, Inc. gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 04/02/2026 at 8:30 AM at 2943 Old Tampa Hwy, Lakeland, FL 33803. Please call 863-937-5222 to pay \$1,210 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have right to a hearing prior to sale with Clerk of Court. Owner has right to recover possession of vehicle without judicial

ESTATES PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 31 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1996 TRIN SINGLE-WIDE MOBILE HOME CONTAINING VIN#FLA14610228; TITLE NUMBER 0072844951 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. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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 2/19/2026. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-216220 / BJB Feb. 27; Mar. 6, 2026 26-00348K

proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to FL Statute 713.585. Any proceeds recovered from sale over amount of lien will be deposited with Clerk of Court for disposition upon court order. Said Company reserves right to accept or reject any and all bids. 2021 BIGT VIN# 16V3F4824N6133782 February 27, 2026 26-00364K

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. 53-2024-CA-003504** LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. SHAUNA-GAYE NUGENT, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 18, 2025 in Civil Case No. 53-2024-CA-003504 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Shauna-Gaye Nugent, 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 18th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 6, BLOCK 3032, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10468FL Feb. 27; Mar. 6, 2026 26-00360K

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. **CASE NO.: 2025CC010664** INTERNATIONAL BASS LAKE RESORT HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. THE ESTATE OF EDGAR PADILLA; UNKNOWN HEIRS OF EDGAR PADILLA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants. TO: Estate of Edgar Padilla 50989 Highway 27, # 362 Davenport, Florida 33837 Estate of Edgar Padilla 615 Pescara Avenue Davenport, Florida 33837 Unknown Heirs of Edgar Padilla 50989 Highway 27, # 362 Davenport, Florida 33837 Unknown Heirs of Edgar Padilla 615 Pescara Avenue Davenport, Florida 33837 YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Polk County Florida, commonly known as 50989 Highway 27, #362, Davenport, Florida 33837, and more particularly described as: Lot 362, of Lakeside at Bass Lake, according to the map or plat thereof, as recorded in Plat Book 99, at Page(s) 35 through 36, of the Public Records of Polk County, Florida.

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. 2024CA002190000000** ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. JEAN SLONAKER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 18, 2025 in Civil Case No. 2024CA002190000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Jean Slonaker, 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 18th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 41, Block 1, COUNTRY OAKS ESTATES UNIT NUMBER TWO, according to the plat thereof, as recorded in Plat Book 67, pages 46 through 49, 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 24-09891FL Feb. 27; Mar. 6, 2026 26-00359K

FIRST INSERTION

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 two 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. DATED: FEB 19 2026 Default date: 3/30/2026 Stacy M. Butterfield Clerk of the Court for Polk County, Florida (SEAL) By: R. Pacheco Deputy Clerk DI MASI | BURTON, P.A., the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 Feb. 27; Mar. 6, 2026 26-00363K

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Q&A

What is a public notice?

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

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.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

--- SALES ---

FIRST INSERTION

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

CASE NO.: 2024-CA-002047 LAKELAND HABITAT FOR HUMANITY, INC., Plaintiff, v. TRUE INVESTORS DEVELOPMENT, LLC, FRANKLIN CRUZ, COMMONWEALTH TRUST SERVICES, LLC, as Trustee of the OLIVE DEVELOPMENT LAND TRUST, dated December 8, 2023, CITY OF LAKELAND, FLORIDA, CWTS, LLC as Trustee of the LAKELAND LENDING TRUST dated December 8, 2023, COMMONWEALTH TRUST SERVICES, LLC as Trustee of the 720 14th WEST ST. LAND TRUST dated October 13, 2022, PAXTON REAL PROPERTIES, LLC and UNKNOWN TENANTS Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on February 17, 2026, and the Amended Order Rescheduling Foreclosure Sale Date entered on February 18, 2026 in the above styled case now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA, as Clerk of the Circuit Court, shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com, at 10:00AM on the 25th day of March, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to wit:

PARCEL NO. 1:

Lots 4 through 31, inclusive of Block 5; Lots 1 through 8, inclusive, and Lots 9 through 40 inclusive of Block 6 all in WESTGATE, Lakeland, Florida, according to the Plat thereof, recorded in Plat Book 10, Page 23, public records of Polk County, Florida

Together with those portions of vacated Illinois Avenue, lying West of Lots 4 through 20, Block 5, and East of Lots 9 through 24,

inclusive of Block 6 and those portions of vacated Wayman Street, lying North of Lots 20 through 31, Block 5 and South of Lots 24 and 25, Block 6 and that portion of the East-West alley located North of Lots 9 and 40, Block 6, WESTGATE, according to the map or plat thereof, recorded in Plat Book 10, Page 23, of the public records of Polk County, Florida.

Property Address: 1506 Olive Street, Lakeland, FL 33815
Parcel ID: 23-28-23-100500-005040

PARCEL NO. 2:

Parcel 100 as recorded in Official Records Book 1547, Page 1303 of the Public Records of Polk County, Florida. Being more particularly described as follows:

All of lots 1 through 9 & Lot 40, Block 7, Westgate Subdivision in Section 23, Township 28 South, Range 23, East, as per plat thereof recorded in Plat Book 10, page 23, Public Records of Polk County, Florida.

Containing 23,750 square feet or 0.545 acre more or less.
Property Address: 0 Oregon Avenue, Lakeland, FL 33815

Parcel ID: 23-28-23-100500-007010

PARCEL NO. 3:

Lots 10 and 39, Block 7, Westgate Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, page 23, inclusive, of the Public Records of Polk County, Florida

Property Address: 0 Oregon Avenue, Lakeland, FL 33815 and
Parcel ID: 23-28-23-100500-007100

PARCEL NO. 4:

Lots 20 through 24, Block 7, Westgate Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, page 23, inclusive, of the Public Records of Polk County, Florida

Property Address: 0 Delaware Avenue, Lakeland, FL 33815
Parcel ID: 23-28-23-100500-007200

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. 532025CA002341A000BA Pentagon Federal Credit Union, Plaintiff, vs. Lisa Vonderlea Witherspoon Green, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA002341A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Pentagon Federal Credit Union is the Plaintiff and Lisa Vonderlea Witherspoon Green; Unknown Spouse of Lisa Vonderlea Witherspoon Green; Calabay Parc at Tower Lake Homeowners Association, Inc.; Pentagon Federal Credit Union 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 30th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 242, CALABAY PARC AT TOWN LAKE PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 136, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID: 27-27-17-741010-002420

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,

PARCEL NO. 5:

Lots 11, 12, 37 and 38, Block 7, Westgate, according to the map or plat thereof, as recorded in Plat Book 10, page 23, of the Public Records of Polk County, Florida.

Property Address: 458 Oregon Avenue, Lakeland, FL 33803
Parcel ID: 23-28-23-100500-007110

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING 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 25 day of February, 2026.

ELLIOTT V. MITCHELL, ESQ.
Florida Bar Number: 118342
Clark, Campbell, Lancaster, Workman, & Airth, P.A.
500 South Florida Avenue, Suite 800
Lakeland, Florida 33801
Phone: (863) 647-5337
Fax: (863) 647-5012
DESIGNATE PRIMARY EMAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN. 2.516
emitchell@clarkcampbell-law.com
Secondary E-Mail:
agibbons@clarkcampbell-law.com
Feb. 27; Mar. 6, 2026 26-00370K

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. 532025CA002341A000BA Pentagon Federal Credit Union, Plaintiff, vs. Lisa Vonderlea Witherspoon Green, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA002341A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Pentagon Federal Credit Union is the Plaintiff and Lisa Vonderlea Witherspoon Green; Unknown Spouse of Lisa Vonderlea Witherspoon Green; Calabay Parc at Tower Lake Homeowners Association, Inc.; Pentagon Federal Credit Union 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 30th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 242, CALABAY PARC AT TOWN LAKE PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 136, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID: 27-27-17-741010-002420

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 25th 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
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01060
Feb. 27; Mar. 6, 2026 26-00371K

SAVE TIME



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--- ACTIONS ---

FIRST INSERTION

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

CASE NO.:
2025CA004586A000BA

PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
JAILENE AQUINO A/K/A JAILENE AQUINO NIEVES; ALEXANDER DEREK ROSA ARCE; CYPRESS PARK ESTATES PHASE I HOMEOWNERS ASSOCIATION, INC.; SUNNOVA SLA MANAGEMENT LLC; THE UNKNOWN SPOUSE OF ALEXANDER DEREK ROSA ARCE; THE UNKNOWN SPOUSE OF JAILENE AQUINO A/K/A JAILENE AQUINO NIEVES; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: JAILENE AQUINO A/K/A JAILENE AQUINO NIEVES
LAST KNOWN ADDRESS: 307 E. PINE ST., DAVENPORT, FL 33837-4116
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF JAILENE AQUINO A/K/A JAILENE AQUINO NIEVES
LAST KNOWN ADDRESS: 307 E. PINE ST., DAVENPORT, FL 33837-4116
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 192, CYPRESS PARK ESTATES PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 187, PAGES 2

THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 701 Silver Palm Drive, 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: 3/20/26
DATED this 11th day of Feb., 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. 25-012946-1
Feb. 27; Mar. 6, 2026 26-00335K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-000620
DIVISION: 15

JONATHA KAY THOMAS and GEORGE ANDREW JONES, Plaintiffs, v.
The Unknown Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the ROBERT E. STORY TRUST DATED MARCH 1, 1994, Defendant.

TO: The Unknown Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by through, under or against the ROBERT E. STORY TRUST DATED MARCH 1, 1994
Last Known Residence: Unknown
YOU ARE HEREBY NOTIFIED that an action for declaratory judgment related to the following property in POLK County, Florida:

Legal Description: Lot 3, Block X, of THE GEORGE SUBDIVISION, according to he Plat thereof, as recorded in Plat Book 7, Page 1, Public Records of Polk County, Florida.
Address: 1211 S Lincoln Ave, Lakeland, Florida 33803
Parcel ID: 23-28-24-118500-024030

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Riley A. Kendall, Esq. at the LAW OFFICES

OF AL NICOLETTI, Plaintiff's attorney, whose address is 7512 Dr. Phillips Blvd, Ste 50-647, Orlando, Florida 32819, and file the original with the clerk of the above styled court on or before 3-26-2026; 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.

This notice shall be published once each week for four consecutive weeks in Business Observer.
WITNESS my hand and the seal of said Court at Polk County, Florida, on this 17th day of February, 2026.

STACY M. BUTTERFIELD,
POLK COUNTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER
By: /s/ A. Nieves
Deputy Clerk

Riley A. Kendall, Esq.
LAW OFFICES OF AL NICOLETTI
Plaintiff's attorney
7512 Dr. Phillips Blvd, Ste 50-647
Orlando, Florida 32819
Feb. 27; Mar. 6, 13, 20, 2026
26-00336K

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. 2025CA004692A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
LETITIA Y. THORNTON, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF LARRY DEAN MEADE A/K/A L. MEADE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 114, RESERVE AT AVIANA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE(S) 32, 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 McCalla Raymer Leibert Pierse, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite

155, Orlando, FL 32801 on or before March 25, 2026, a date which is within thirty (30) days after the first publication of this Notice in 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 seal of this Court this 16 day of February, 2026.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
(SEAL) By A. Nieves
As Deputy Clerk
Submitted by:
MCCALLA RAYMER LEIBERT
PIERSE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-12902FL
Feb. 27; Mar. 6, 2026 26-00337K

FOURTH 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

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B., Tampa, FL 33612

Avenue, Suite B., Tampa, FL 33612 on or before MARCH 16, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 2ND day of FEBRUARY, 2026.

/s/ STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By: H. WARD
As Deputy Clerk

Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B.,
Tampa, FL 33612
Feb. 6, 13, 20, 27, 2026 26-00209K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TENTH CIRCUIT COURT IN AND FOR POLK COUNTY, STATE OF FLORIDA
PROBATE TRUST DIVISION
FILE NO: FILE NO: 24-CP-003322
IN RE: ESTATE OF ANDREW JOSEPH BROSE, IV, Deceased.

The administration of the Estate of ANDREW JOSEPH BROSE, IV, deceased, whose date of death was April 15, 2025, File Number 532024CP003322, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is Clerk of Court, PO 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR

30 DAYS AFTER THE TIME 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 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 first publication of this notice is the 20 day of February, 2026.

LISA TAYLOR
Personal Representative
Gerald L. Hemmess, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 664
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemmess.com
February 20, 27, 2026 26-00307K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP001263A000BA
IN RE: THE ESTATE OF: DIANE MARIE CARTER-WILKS Deceased.

The administration of the estate of DIANE MARIE CARTER-WILKS, deceased, whose date of death was January 14, 2025, is pending in the Circuit Court of Polk County, Florida Probate Division, the address of which is P.O. Box 9000, Drawer #CC-4, Bartow, FL 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 the 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 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 this decedent and other persons having claims or demands against the decedent's estate must file their claims with the court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is February 20, 2026.

Personal Representative:
Lisa Marie Carter
2 Amesbury Rd
Kensington, NH 03833
Attorney for Personal Representative:
WESLEY T. MATHIEU, ESQ.
sklawyers, pllc
1314 Cape Coral Pkwy E. Ste. 320
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: wmathieu@sklawyers.net
Florida Bar No. 116222
February 20, 27, 2026 26-00285K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP003792A000BA
IN RE: ESTATE OF JOHN FRANCIS GRACY, JR. a/k/a JOHN F. GRACY, JR. a/k/a JOHN F. GRACY Deceased.

The administration of the estate of JOHN FRANCIS GRACY, JR., deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., CC-4, 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, 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 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 20, 2026.

Personal Representative:
JOHN FRANCIS GRACY, III
4802 51st Street West, Unit 1707
Bradenton, Florida 33897
Attorney for Personal Representative:
THOMAS C. WALSER, ESQ.
E-mail Addresses:
twalsers@walserlaw.com,
info@walserlaw.com
Florida Bar No. 381578
WALSER LAW FIRM
4800 N Federal Hwy, Bidg D Ste 108
Boca Raton, Florida 33431
Telephone: (561) 750-1040
February 20, 27, 2026 26-00306K

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP004269
IN RE: ESTATE OF NEIL MARKHAM GOODE, a/k/a Neil M. Goode, a/k/a Neil Goode, Deceased.

The administration of the estate of Neil Markham Goode, deceased, whose date of death was May 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or

may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All 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 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 20, 2026.

Personal Representative:
Theresa Jo Bouchey-Masucci
1212 Ariana Village Blvd.
Lakeland, FL 33803
Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar No. 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727)290-4044
Email:
filings@FLprobatesolutions.com
Secondary:
cortney@FLprobatesolutions.com
February 20, 27, 2026 26-00304K

SECOND INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.
53-2025-CP-004121-A000-BA
In re Estate of JEFFREY A. FREEMAN, Deceased.

The administration of the Estate of Jeffrey A. Freeman, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representatives 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 Representatives has no duty to discover whether any property held at the time of the decedent's death

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

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

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

The date of first publication of this notice is February 20, 2026.

Personal Representatives:
SHERI A. KING
110 Apache St.
Norwich, CT 06360
-and-
JEFFREY A. FREEMAN, JR.
2 Avery Hill Rd.
Ledyard, CT 06339
Attorney for Personal Representatives:
KEIFER M. EXUM
Florida Bar No. 1025388
Elder Law Firm of
Clements & Wallace, PL
310 E Main St
Lakeland, FL 33801
Ph: (863) 687-2287
Eml: kexum@mclements.com
2nd Eml: abaustert@mclements.com
February 20, 27, 2026 26-00284K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003566
Division PROBATE
IN RE: ESTATE OF CLAUDE E. CHILCOTT Deceased.

The administration of the estate of CLAUDE E. CHILCOTT, deceased, whose date of death was July 20, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E Parker St, Lakeland, FL 33801. 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is February 20, 2026.

Personal Representative:
Clark E. Chilcott
19421 Cromwell Court, Apt. 101
Fort Myers, FL 33912
Attorney for Personal Representative:
Tasha A. Warnock, Esq.
Attorney for Personal Representative
Florida Bar Number: 116474
The Warnock Law Group
6843 Porto Fino Circle
Fort Myers, FL 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail:
service@warnocklawgroup.com
Secondary E-Mail:
twarnock@warnocklawgroup.com
February 20, 27, 2026 26-00305K

--- SALES ---

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 ACTION

CASE NO.: 2024CA003129000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ROCIO ELIZABETH NUNEZ AKA ROCIO E. NUNEZ, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 21, 2026, and entered in Case No. 2024CA003129000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Rocio Elizabeth Nunez aka Rocio E. Nunez, Florida Housing Finance Corporation, Park Ridge Community Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the March 24, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1, PARK RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 142, PAGE(S) 34

AND 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 115 SAVANNAH PRESERVE LOOP DAVENPORT FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 10 day of February, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
E-Service: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/24-028312
February 20, 27, 2026 26-00275K

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.: 2024CA004377 LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. WALDEMAR ORTIZ COTTO, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/2/2026, in Case No.: 2024CA004377 of the Circuit Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and WALDEMAR ORTIZ COTTO, et al., is/are the Defendant(s). 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 3/16/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 68, LAKES AT LAUREL HIGHLANDS PHASE 1B, according to the plat as recorded in

Plat Book 160, Pages 38 through 43, 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 11, 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 20, 27, 2026 26-00274K

SECOND INSERTION

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

Case #: 532024CA002036000000 DIVISION: 15

CrossCountry Mortgage, LLC Plaintiff, vs.-

Carmen Echevaria; Robier Quirindongo Santiago a/k/a Robier Quirindongo; Unknown Spouse of Carmen Echevaria; Unknown Spouse of Robier Quirindongo Santiago a/k/a Robier Quirindongo; Association of Poinciana Villages, Inc.; Goodleap, LLC f/k/a Loampal, LLC; Aqua Finance, Inc.; 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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 532024CA002036000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein CrossCountry Mortgage, LLC, Plaintiff and Carmen Echevaria are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on March 24, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 32, BLOCK 818, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-330803 FC01 CXE
February 20, 27, 2026 26-00280K

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-000965 Division 04

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff, vs.

STEADMAN O. EARLE A/K/A STEADMAN EARLE A/K/A/S. EARLE, UNKNOWN SPOUSE OF STEADMAN O. EARLE A/K/A STEADMAN EARLE A/K/A/S. EARLE, ROWAN W. EARLE A/K/A ROWAN EARLE A/K/A R. EARLE, VALDA L. REID, ANDREA ANGELLA REID, ASHWOOD WEST HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 3, 2026, 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 4 OF ASHWOOD EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 142, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 2252 SWEETBAY DRIVE, LAKE LAND, FL 33811; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on May 5, 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: February 11, 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
318000/2424650/wll
February 20, 27, 2026 26-00278K

SECOND INSERTION

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

CASE NO. 2025-CA-000173-0000-00 DIVISION: 08

MILLENIUM TRUST COMPANY, LLC CUST FBO PRIME MERIDIAN NPL, LLC, Plaintiff, vs.

VALENTIN HERNANDEZ; UNKNOWN SPOUSE OF VALENTIN HERNANDEZ; POLK COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on January 9, 2026, in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, STACY M. BUTTERFIELD, CPA, the Clerk of Court will on MARCH 10, 2026 at 10:00 a.m. at <http://www.polk.realforeclose.com> offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situ-

ated in Polk County, Florida: LOT 11, BLOCK 1 OF SUN RAY HOMES, PLAT NUMBER THREE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 15, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 48 Princeton Ave, Frostproof, FL 33843

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 10, 2026
/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvgargas@mtglaw.com
E-Service: servicefl@mtglaw.com
February 20, 27, 2026 26-00276K

SECOND INSERTION

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

CASE NO. 2022CA002730000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4, Plaintiff, vs. DENNIS F. GRINER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 05, 2026 in Civil Case No. 2022CA002730000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4 is Plaintiff and DENNIS F. GRINER, 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 12th 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 86.0 feet of the South

344.0 feet of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Southwest 1/4, LESS the East 191.5 feet in Section 10, Township 28 South, Range 24 East, Polk County, Florida. Subject to an easement for public utilities across the Westerly 7.5 feet thereof.

Parcel Number: 24-28-10-000000-043070
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
22-00994FL
February 20, 27, 2026 26-00294K

SECOND INSERTION

AMENDED RE-NOTICE OF FORECLOSURE SALE (amended to correct date) IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION

CASE NO.: 2023-CA-004913

DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. KEVIN N. MARTIN SINCLAIR, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale entered on February 9, 2026 and the Summary Final Judgment of Foreclosure entered on September 11, 2024 in Case No. 53-2024-CA-004913 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein DATA MORTGAGE, INC. DBA ESSEX MORTGAGE is Plaintiff, and KEVIN N. MARTIN SINCLAIR, KATIA C. MARTIN SINCLAIR, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SI MORTGAGE COMPANY, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ASSOCIATION OF POINCIANA VILLAGES, INC. AND POINCIANA VILLAGES SEVEN ASSOCIATION, INC 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 11th 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 15, BLOCK 3139, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 2087 RIO GRANDE CANYON LOOP, KISSIMMEE, FL 34759 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 11th 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
Boca Raton, FL 33431
Telephone: 561-507-5252 /
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
February 20, 27, 2026 26-00298K

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/06/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 BROAD mobile home bearing vehicle identification number 16K9R2S2583 and all personal items located inside the mobile home. Last Tenant: William Edward Sammauro and Rosemary Ann Sammauro. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, 863-397-7699.
February 20, 27, 2026 26-00290K

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

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA002067A000BA
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, vs.
DARIN L WOODS A/K/A
DARIN WOODS, et al..
Defendant.

To: UNKNOWN TENANT IN POSSESSION 1, 2605 SUNSET PL DR, LAKE WALES, FL 33898
UNKNOWN TENANT IN POSSESSION 2, 2605 SUNSET PL DR, LAKE WALES, FL 33898
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 14, SUNSET PLACE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 170, PAGES 30 AND 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlan-

do, FL 32801 and file the original with the clerk of the above-styled Court on or before March 20, 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 11 day of February, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phonic: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-11961FL
February 20, 27, 2026 26-00329K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
Case No. 2026CP000096A000BA
Division: Probate
IN RE: ESTATE OF
JAMES R. SPERRING, SR.
Deceased.

The administration of the Estate of James R. Sperring, Sr., deceased, whose date of death was November 14, 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.

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 sur-

living 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 20, 2026.

Personal Representative:
Gloria June Sperring a/k/a
Gloria June Goodwin Sperring
214 Hollingshead Loop
Davenport, FL 33896

Attorney for Personal Representative:
Linda M. Schultz, Esq.
Florida Bar No. 1008259
Daniel Medina, B.C.S.
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 South Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: 863-682-9730
Fax: 863-616-9754
E-Mail: linda@medinapa.com;
dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
February 20, 27, 2026 26-00315K

FOURTH 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2026-CP-000294
Division: Probate
IN RE: ESTATE OF
TED W. GLEAVE
Deceased.

The administration of the estate of Ted W. Gleave, deceased, whose date of death was June 15, 1925, 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 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.

Personal Representative:
Karen Gleave
2831 Shell Road
Lake Wales, Florida 33859

Attorney for Personal Representative:
SOUTHERN ATLANTIC
LAW GROUP, PLLC
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
February 20, 26, 2026 26-00323K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532026CP000079A000BA
IN RE: ESTATE OF
PATRICIA ANN BENNER
Deceased.

The administration of the estate of Patricia Ann Benner, deceased, whose date of death was March 17, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 20, 2026.

Personal Representative:
Kiyra Ellis
777 N. Orange Ave., Apt. 700
Orlando, Florida 32801

Attorney for Personal Representative:
/s/ Desiree Sanchez
Desiree Sanchez
Florida Bar Number: 10082
SANCHEZ LAW GROUP PA
605 E. Robinson Street,
Suite 650
Orlando, FL 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail:
info@sanchezlaw.com
Attorney for Personal Representative
February 20, 27, 2026 26-00317K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-000175-A000-BA
IN RE: ESTATE OF
BRENDA JO WATSON
Deceased.

The administration of the estate of Brenda Jo Watson, deceased, whose date of death was September 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 20, 2026.

Personal Representative:
Sandi Tomlin-Sutker

120 Locust Street
Marshall, North Carolina 28753
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 74929
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 20, 27, 2026 26-00316K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000221-A000-BA
IN RE: ESTATE OF
MARGY ANN SCARL,
Deceased.

The administration of the Estate of Margy Ann Scarl, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Ave. N., 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 20, 2026.

Personal Representative:
Camden Jean Bouschard
1644 W. Socrum Loop Rd.
Lakeland, FL 33810

Attorney for Personal Representative:
Carol J. Wallace
Attorney for Personal Representative
Florida Bar Number: 71059
Elder Law Firm of
Clements & Wallace PL
310 East Main Street
Lakeland, FL 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
Secondary E-Mail:
abaustert@mclements.com
February 20, 27, 2026 26-00313K

SECOND INSERTION

11:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: LOT 14, BLOCK E, MEADOWLAWN UNIT NUMBER TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 48 PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING THE SAME PARCEL CONVEYED TO FLDELA RODRIGUEZ, AN UNMARRIED WOMAN FROM DARLENE C. MEYER AND ROBERT E. MEYER JR., HER HUSBAND, BY VIRTUE OF A DEED DATED 8/23/2006, RECORDED 9/1/2006, IN DEED BOOK 06950, PAGE 0477 COUNTY OF POLK, STATE OF FLORIDA. Commonly known as: 722 BELAIR AVE, LAKELAND, FL 33801 The sale will be held at: Outside the main entrance of the Polk County Courthouse located at 255 N. Broadway Ave, Bartow, Florida Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$82,956.16. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$8,295.62. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$8,295.62 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or

at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as

provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE MOVE-OUT BY ALL MORTGAGORS FROM THE PROPERTY, CEASING TO USE THE PROPERTY AS THE PRINCIPAL RESIDENCE. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: 02/06/26 ALDRIDGE PITE, LLP Foreclosure Commissioner By: Anhara Verdusco Title: Foreclosure Assistant 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Phone: (858) 750-7777 Fax No: (858) 412-2705
TS Number: 144099-FL
Feb. 20, 27; Mar. 6, 2026
26-00286K

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
IV20252 V23

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

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. 2025CA004774A000BA**
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.**EDWARD OMAR RUIZ RIVERA A/K/A EDWARD OMAR RUIZ-RIVERA A/K/A EDWARD O. RUIZ-RIVERA A/K/A EDWARD O. RIVERA; JANAIIRA IVETTE VALENTIN ACEVEDO A/K/A JANAIIRA IVETTE VALENTIN-ACEVEDO A/K/A JANAIIRA I. VALENTIN-ACEVEDO; RIVERSTONE AT TOWN PARK PHASES 5 AND 6 HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**
Defendant(s).TO: JANAIIRA IVETTE VALENTIN ACEVEDO A/K/A JANAIIRA IVETTE VALENTIN-ACEVEDO A/K/A JANAIIRA I. VALENTIN-ACEVEDO
LAST KNOWN ADDRESS:
5560 SILTSTONE ST,
LAKELAND, FL 33811ALSO ATTEMPTED AT:
940 MARINES ST., APT. 104,
LAKELAND, FL 33815

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

LOT 1, BLOCK 8, RIVERSTONE PHASE 5 AND 6, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 185, PAGES 26 THROUGH 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 5560 Siltstone St, 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 March 18, 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 9th day of February, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: A. Nieves
DEPUTY CLERKFRENKEL LAMBERT
WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301TELEPHONE: (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
04-100857-F00
February 20, 27, 2026 26-00302K

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. 2025CA004951A000BA**
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2022-NQM9 TRUST,
Plaintiff, vs.**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEONEL E. URZUA, DECEASED, et. al.**
Defendant(s).

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

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

LOT 62, DAVENPORT ESTATES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED

IN PLAT BOOK 179, PAGE(S) 5 THROUGH 8, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., 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 23, 2026
WITNESS my hand and the seal of this Court at Polk County, Florida, this 12 day of February, 2026.Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: A. NIEVES
DEPUTY CLERKROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-318506
February 20, 27, 2026 26-00303K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**CASE NO.:**
2025CA-004700-A000-BA
NORTHRIDGE RESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.**WOODLEN GODIE ALEMAY AND UNKNOWN TENANT,**
Defendant(s).TO: Woodlen Godie Alemy
3435 S. Orange Avenue, Apt E239
Orlando, FL 32806and
643 Taft Drive
Davenport, FL 33837

You are notified that an action to foreclose a claim of lien on the following property in Polk County, Florida:

Lot 85, NORTHRIDGE RESERVE, according to the plat thereof, as recorded in Plat Book 173, Page 21, of the Public Records of Polk County, Florida and all amendments thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose address is KAYE BENDER REMBAUM, P.L., 1200 Park Central Boulevard South, Pompano Beach,

Florida 33064, 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 or Petition.

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

Default Date: March 20, 2026
Witness my hand and the seal of this Court on February 11, 2026.Clerk of the Court
Stacy M. Butterfield
(SEAL) By: A. Nieves
As Deputy ClerkKAYE BENDER REMBAUM, P.L.,
1200 PARK CENTRAL
BOULEVARD SOUTH,
POMPANO BEACH, FLORIDA 33064
February 20, 27, 2026 26-00312K

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. 2025CA000328000000**
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.**LYNN S WILSON A/K/A LYNN STEWART WILSON, et al.,**
Defendant.TO: CHRISTOPHER LOUIS WILSON, 2204 ASHTON PALMS DR #B10, LAKE WALES, FL 33859
UNKNOWN SPOUSE OF CHRISTOPHER LOUIS WILSON, 2204 ASHTON PALMS DR #B10, LAKE WALES, FL 33859
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:

UNIT NO. B10, THE PALMS OF ASHTON, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5268, PAGE 1643, TOGETHER WITH THE FIRST AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS 5710, PAGE 492, 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 Robyn Katz, 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 3/20/2026 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 day of FEB 11, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Ruthy Pacheco
Deputy ClerkRobyn Katz, Esq,
McCalla Raymer Leibert Pierce, LLP,
225 East Robinson Street, Suite 155,
Orlando, FL 32801
25-11224FL
February 20, 27, 2026 26-00328K

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. 2025CA004974A000BA**
PHH MORTGAGE CORPORATION,
Plaintiff, vs.**LISBETH LOPEZ VEGA AND KELVIN OMAR BONILLA CRESPO A/K/A KELVIN BONILLA, et. al.**
Defendant(s).

TO: LISBETH LOPEZ VEGA, KELVIN OMAR BONILLA CRESPO A/K/A KELVIN BONILLA, UNKNOWN SPOUSE OF LISBETH LOPEZ VEGA, UNKNOWN SPOUSE OF KELVIN OMAR BONILLA CRESPO A/K/A KELVIN BONILLA, 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 284, GRACELYN GROVE PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 188, PAGES 30 THROUGH 35, 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 counsel for

Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 3-26-2026 /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 17 day of February, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: A. Nieves
DEPUTY CLERKRobertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-361448 - KiL
February 20, 27, 2026 26-00334K

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. 2025CA002629A000BA**
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.**JANICE P. NORTHERN; PRO-ROOFING USA OF FLORIDA LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated February 3, 2026, and entered in Case No. 2025CA002629A-000BA of the Circuit Court in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and JANICE P. NORTHERN; PRO-ROOFING USA OF FLORIDA LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, 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 20, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT ONE (1), TWO (2), THREE (3) AND FOUR (4), BLOCK NINE (9), COUNTRY CLUB ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 10, 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 February 13, 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
1496-219909 / VMR
February 20, 27, 2026 26-00297K

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.: 2025CC003860
SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.**JESSICA LAURA GUTIERREZ, et al.,**
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/6/2026, in Case No.: 2025CC003860 of the County Court in and for Polk County, Florida, wherein SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JESSICA LAURA GUTIERREZ, et al., is/are the Defendant(s). 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 5/7/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 161, SQUIRE'S GROVE, ac-

cording to the plat as recorded in Plat Book 137, Pages 41 through 43, 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 17, 2026

By: /s/Chad Sweeting
Chad Sweeting, Esquire
FLIAS Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
February 20, 27, 2026 26-00324K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026CP000034A000
IN RE: ESTATE OF KENNETH E. KIMBRELL, Deceased.

The administration of the Estate of KENNETH E. KIMBRELL, Deceased, whose date of death was November 14, 2024 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. BOX 9000, #CC-4, Bartow, FL 33831. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon 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 the 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The 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 Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this Notice is February 20, 2026.

Personal Representative:
LYNN KIMBRELL
273 6th AVENUE, APT. 408
MANISTEE, MI 49660Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF
BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive,
Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
February 20, 27, 2026 26-00314K

THIRD INSERTION

THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT'S 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

--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors ("Board") of The Gardner Trails Community Development District ("District") will hold a public hearing on April 1, 2026, at 10:00 a.m. EST at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the Gardner Trails Community Development District Master Engineer's Report, dated February 4, 2026, as may be further amended (the master project described therein, the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property, including the preliminary assessment roll, may be inspected at the office of the District Manager located at c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Manager's Office"), during regular business hours.

The District is a unit of special-purpose local government created pursuant to Chapter 190, Florida Statutes, and is authorized to provide infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, roadways, stormwater management systems, water and wastewater utilities, hardscape, landscape and irrigation, amenities, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is \$26,221,994.76.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Methodology for The Gardner Trails Community Development District, dated February 4, 2026, as may be amended and supplemented ("Assessment Report"), which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements, which Improvements provide a special benefit to assessed property.

As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District based upon the special benefits received by such properties from the Improvements. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis for unplatted property and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology.

The annual assessment levied against each parcel will be based on repayment over a period not to exceed thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$34,490,000 in principal amount of debt to be assessed by the District, plus interest thereon, inclusive of fees and costs of collection or enforcement, and discounts for early payment. The proposed annual schedule of maximum assessments is as follows ("Maximum Assessments"):

Land Use	Total # of Units/ Acres	ERU Factor	Proposed Maximum Principal Per Unit	Proposed Maximum Annual Assessment Per Unit*
45' Single-Family	147	0.9	\$73,020	\$6,013
50' Single-Family	234	1	\$81,134	\$6,681
60' Single-Family	49	1.2	\$97,361	\$8,017
Per Gross Acre	160.28	-	\$215,189	\$17,718

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Polk County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

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 Manager's Office, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, or by calling (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 Manager's Office.

February 20, 27, 2026

THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2026-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, The Gardner Trails Community Development District (the "District") was established by Ordinance No. 2026-007, adopted by the Board of County Commissioners for Polk County, Florida, adopted January 20, 2026, and is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within, Polk County, Florida; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in The Gardner Trails Community Development District Master Engineer's Report, dated February 4, 2026, attached hereto as Exhibit A and incorporated herein by reference (the "CIP" and the improvements described therein, the "Improvements"); and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by special assessments levied on benefited lands within the District pursuant to Chapters 170, 190 and 197, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in Exhibits A and B that secure the Assessments.

WHEREAS, as set forth in The Gardner Trails Community Development District Master Special Assessment Methodology Report, dated February 4, 2026, attached hereto as Exhibit B and incorporated herein by reference (the "Assessment Report"), and on file at Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 (the "District Records Office"), the District hereby finds and determines that:

- (i) benefits from the Improvements will accrue to the property improved,
- (ii) the amount of those benefits will exceed the amount of the Assessments, and
- (iii) the Assessments are fairly and reasonably allocated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

SECTION 2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof by the Assessments and is as set forth in the Assessment Report attached as Exhibit B.

SECTION 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for the Improvements are described in Exhibit A and as set forth in the CIP, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

SECTION 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated construction cost of the Improvements is \$26,221,994.76 (the "Estimated Cost").

B. The Assessments will defray approximately \$34,490,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plat hereinafter referenced.

SECTION 6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public.

SECTION 7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	April 1, 2026
TIME:	10:00 a.m.
LOCATION:	Lake Alfred Public Library 245 N. Seminole Avenue Lake Alfred, Florida 33850

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the CIP and the preliminary assessment roll, a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of paid general circulation within Polk County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of paid general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 4th day of February, 2026.

ATTEST:
Nicole Viverito
Secretary / Assistant Secretary

THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT
Ian Prince
Chairperson / Vice Chairperson,
Board of Supervisors

Exhibit A: The Gardner Trails Community Development District Master Engineer's Report, dated February 4, 2026

Exhibit B: The Gardner Trails Community Development District Master Special Assessment Methodology Report, dated February 4, 2026

26-00289K

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfill all of those standards.



-- SALES --

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA001519A000BA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006 EQ2 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ2,

Plaintiff, vs. WILLIAM SCHURICK A/K/A WILLIAMS SCHURICK A/K/A WILLIAM A. SCHURICK A/K/A WILLIAM SHURICK; MARY ANN SCHURICK A/K/A MARY A. SCHURICK A/K/A MARY ANN SHURICK; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; GOLDMAN SACHS MORTGAGE COMPANY; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE LLC, S/B/M CHASE MANHATTAN MORTGAGE CORP;

Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated November 17, 2025, and entered in Case No. 2025CA001519A-000BA, of the Circuit Court of the

Tenth Judicial Circuit in and for POLK County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006 EQ2 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ2, is Plaintiff and WILLIAM SCHURICK A/K/A WILLIAMS SCHURICK A/K/A WILLIAM A. SCHURICK A/K/A WILLIAM SHURICK; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; GOLDMAN SACHS MORTGAGE COMPANY; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE LLC, S/B/M CHASE MANHATTAN MORTGAGE CORP, 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 17TH day of MARCH, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 3587, POINCIANA, NEIGHBORHOOD 3 SOUTH, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK

62, PAGE 45, 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 Administrative, 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 Administrative, 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 you 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 ed. Tanpri kontakte the Office of the Court Administrative, 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 12th day of February, 2026 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH20714-25/sap February 20, 27, 2026 26-00296K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025CA001870 GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1,

Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES ALBERT RICH, SR. (Deceased), et al.,

Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated February 3, 2026, issued in and for Polk County, Florida, in Case No. 2025CA001870, wherein GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPAC-

ITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1 is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES ALBERT RICH, SR. (DECEASED), JO ANN RICH A/K/A JO ANN GREEN, VIVIAN RICH, BRANDON DEVON RICH, LORIECE HAYWOOD GLOVER, JANICE AMANDA KING A/K/A JANICE KING, JOYCE ANTIONETTE RICH A/K/A JOYCE RICH, JEANETTA ADEREA ROGERS A/K/A JEANETTA RICH A/K/A JEANETTA ROGERS, JERALD ALESIA RICH A/K/A JERALD RICH, JAMES RICH, JR., JERRY ALLEN RICH, SR. A/K/A JERRY RICH, SR., NIKKI SANDERS A/K/A NIKKI POE A/K/A NIKKI POE-CLARK, ANTOINE TYRONE POE, JOSEPH JERROD POE, SAMMIE ANDRE POE, UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE, CITY OF

LAKELAND, A FLORIDA MUNICIPAL CORPORATION, KIMBERLY R. HORTON, POLK COUNTY, FLORIDA CLERK OF COURT, JAVON A. ROBINSON, CAVALRY SPV I, LLC and BANK OF AMERICA, N.A. are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on March 10, 2026, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 1, BLOCK F, GOLDEN NORTHGATE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 1219 Robert King High Drive, Lakeland, FL 33805

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.

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 13th day of February, 2026. Respectfully submitted, HOWARD LAW 902 Clint Moore Road, Suite 220 Boca Raton, FL 33487 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com February 20, 27, 2026 26-00300K

SECOND INSERTION

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

532024CA004057000000 SERVIS ONE INC. D/B/A BSI FINANCIAL SERVICES, Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF PATRICK MALONE, DECEASED; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC.; RICHARD THOMAS MALONE A/K/A RICHARD THOMAS MALONE, JR. A/K/A RICHARD MALONE, JR., AS POTENTIAL HEIR OF PATRICK MALONE; THOMAS MALONE, AS POTENTIAL HEIR OF PATRICK MALONE; MATTHEW CONNOR MALONE A/K/A MATTHEW MALONE, AS POTENTIAL HEIR OF PATRICK MALONE; 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.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 21, 2026 entered in Civil Case No. 532024CA004057000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SERVIS ONE INC. D/B/A BSI FINANCIAL SERVICES, Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF PATRICK MALONE, DECEASED; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC.; RICHARD THOMAS MALONE A/K/A RICHARD THOMAS MALONE, JR. A/K/A RICHARD MALONE, JR., AS POTENTIAL HEIR OF PATRICK MALONE; THOMAS MALONE, AS POTENTIAL HEIR OF PATRICK MALONE; MATTHEW CONNOR MALONE A/K/A MATTHEW MALONE, AS POTENTIAL HEIR OF PATRICK MALONE; THOMAS MALONE, AS POTENTIAL HEIR OF PATRICK MALONE; MATTHEW CONNOR MALONE A/K/A MAT-

THEW MALONE, AS POTENTIAL HEIR OF PATRICK MALONE are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at www.polk.realforeclose.com beginning at 10:00 AM on March 24, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 222, THE RIDGE AT SWAN LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGE(S) 38 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1884 Amber Sweet Circle, Dundee, FL 33838 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.

Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Jordan Wainstein Jordan Wainstein FBN: 1039538 Service E-mail: flrealprop@kelleykronenberg.com File No: 3087.000183 February 20, 27, 2026 26-00282K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA002361A000BA LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. UNKNOWN HEIRS OF ABIGAIL BOODRAM; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; M.A.R., AS MINOR CHILD IN THE CARE OF HIS FATHER AND NATURAL GUARDIAN ROHAN RICKETTS; A.M.R., A MINOR CHILD IN THE CARE OF HER FATHER AND NATURAL GUARDIAN ROHAN RICKETTS;

Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated January 13, 2026, and entered in Case No. 2025CA002361A000BA, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. LAKEVIEW LOAN SERVICING, LLC, is Plaintiff and UNKNOWN HEIRS OF ABIGAIL BOODRAM; ASSOCIA-

TION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; M.A.R., AS MINOR CHILD IN THE CARE OF HIS FATHER AND NATURAL GUARDIAN ROHAN RICKETTS; A.M.R., A MINOR CHILD IN THE CARE OF HER FATHER AND NATURAL GUARDIAN ROHAN RICKETTS, are defendants. Stacy M. Butterfield, Clerk of the 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 16TH day of MARCH, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 3113, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, INCLUSIVE, 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 Administrative, 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 Administrative, 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 you 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 ed. Tanpri kontakte the Office of the Court Administrative, 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 12th day of February, 2026. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 NS20876-25/sap February 20, 27, 2026 26-00295K

SECOND INSERTION

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

CASE NO. 2024CA003272000000 MCLP ASSET COMPANY, INC., Plaintiff, vs.

IVY'S FINEST LLC; AMY WALTER-HANSON; BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC.; BERRY TOWN CENTER PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed January 8, 2026 and entered in Case No. 2024CA003272000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein MCLP ASSET COMPANY, INC. is Plaintiff and AMY WALTER-HANSON; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; IVY'S FINEST LLC; BELLA PIAZZA CONDOMINIUM ASSOCIATION OF DAVENPORT, INC.; BERRY TOWN CENTER PROPERTY OWNERS' ASSOCIATION, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 915, IN BUILDING NO. 9, OF BELLA PIAZZA, A

CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 7613, PAGE 791, AND ALL EXHIBITS AND AMENDMENTS THEREOF, 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.

This notice is provided pursuant to Administrative Order No.1-21.5.

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

Dated this 13th day of February 2026. Marc Granger, Esq. Bar No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01008 SMS V6.20190626 February 20, 27, 2026 26-00299K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-002421

CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A., Plaintiff, v. TANYA ANDERSON, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on March 24, 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:

Lot 170 of TERRAVOVA PHASE II, according to the plat thereof as recorded in Plat Book 119, Page 42, of the Public Records of Polk County, Florida. Property Address: 219 Terranova Boulevard, Winter Haven, FL 33884 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 11th 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 #621188 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 20, 27, 2026 26-00277K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA002761

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

VINCE E. FRAZIER A/K/A VINCE EDWARD FRAZIER; DEANNA FRAZIER A/K/A DEANNA D. FRAZIER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 30, 2026 in Civil Case No. 2025CA002761, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and VINCE E. FRAZIER A/K/A VINCE EDWARD FRAZIER; DEANNA FRAZIER A/K/A DEANNA D. FRAZIER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Stacy M.

Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on April 30, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 7 THROUGH 9, BLOCK 4 OF HALL ESTATE SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 42, 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.

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 9th day of February, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1190-1503B February 20, 27, 2026 26-00310K

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

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. 2025CA003777A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
STEVEN NIEVES-RODRIGUEZ
AND JESSICA MARIE PINEIRO,
et. al.
Defendant(s).
TO: STEVEN NIEVES-RODRIGUEZ, UNKNOWN SPOUSE OF STEVEN NIEVES-RODRIGUEZ, JESSICA MARIE PINEIRO, UNKNOWN SPOUSE OF JESSICA MARIE PINEIRO, 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 5, BLOCK 858 OF POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

gress 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 16, 2026
WITNESS my hand and the seal of this Court at Polk County, Florida, this 6th day of Feb., 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
24-246594
February 20, 27, 2026 26-00283K

SECOND INSERTION

NOTICE OF TRUSTEE'S SALE WESTGATE RIVER RANCH 20162.0020 (RUDIGER only)

On **03/13/2026** at **11:00 am**, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on **9/5/2023** in Official Records Book 12824, and Page 1510 of the Public Records of POLK County, Florida, by reason of a non continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of POLK County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, **on the front steps of the Polk County Government Center, 3425 Lake Alfred Rd., Winter Haven, Florida 33881**, all right, title and interest in the property situated in the County of POLK, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s) - (SEE

EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") WESTGATE RIVER RANCH 3600 River Ranch Blvd River Ranch, FL 33867 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occurred on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit Westgate River Ranch Owners Association, Inc. to pursue its in rem remedies under Florida law. By: GREENSPOON MARDER, LLP, Trustee.

EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE
Owner(s) Address TS Undiv Int Bld Unit Week Year Season Ste Type
COL Rec Info Yrs Delqnt Amnt Per Diem
R RAYMOND RUDIGER 6305 Frederick Rd Catonsville MD, 21228, 1, 1, 101, 34, WHOLE, Floating, 12756/1075, 2020-2024, \$5,555.51, \$189; RONNI HUBBARD & TREVOR HUBBARD 33 Leonard Dr East Northport NY, 11731, 1, 1, 101, 34, WHOLE, Floating, 12756/1075, 2020-2024, \$5,555.51, \$189;
February 20, 27, 2026 26-00332K

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. 2025CA005032A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
NAIJA K. GRAHAM, et al.,
Defendant.
TO the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF OKANE GRAHAM A/K/A O'KANE C. GRAHAM, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 25 OF LOST TREE SUBDIVISION, UNRECORDED, DESCRIBED AS: THE NORTH 80 FEET OF THE SOUTH 345 FEET OF THE WEST 98 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 27 EAST, 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 Mc-

Calla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 3/18/26, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of The Business Observer this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand 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 this 9th day of February, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
By /s/ Sebastian Irlanda
As Deputy Clerk
McCalla Raymer Leibert Pierce, LLP,
Sara Collins,
Attorney for Plaintiff,
225 East Robinson Street, Suite 155,
Orlando, FL 32801
25-14528FL
February 20, 27, 2026 26-00326K

SECOND INSERTION

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

CASE NO.: 2025CA004862A000BA
FEDERAL HOME LOAN MORTGAGE CORPORATION,
AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST,
SERIES 2019-2,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PRISCILLA WICKER, et al.,
Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PRISCILLA WICKER
679 AVENUE L SE,
WINTER HAVEN, FL 33880

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 11, OF CARLS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 1, 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 3/26/26, 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 11th day of February, 2026.

STACY M. BUTTERFIELD, CPA
As Clerk of the Court
(SEAL) By Sebastian Irlanda
As Deputy Clerk
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-01540
February 20, 27, 2026 26-00311K

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. 2025CA003684A000BA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
CRAIG PALMER AND LAVOLIA PALMER, et. al.
Defendant(s).
TO: CRAIG PALMER, LAVOLIA PALMER, 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 12, BLOCK 1127, POINCIANA NEIGHBORHOOD 5 VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE(S) 19 THROUGH 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before 3/25/2026/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this day of FEB 16 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Ruthy Pacheco
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-330063
February 20, 27, 2026 26-00333K

SECOND INSERTION

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

CASE NO.: 2026CA000053A000BA
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
SAMUEL A. RAMIREZ A/K/A SAMUEL AMADOR RAMIREZ;
COMMON WEALTH TRUST SERVICES, LLC, AS TRUSTEE OF THE 304 KEARNEYWOOD LAND TRUST, DATED APRIL 17, 2025;
UNKNOWN BENEFICIARIES OF THE 304 KEARNEYWOOD LAND TRUST, DATED APRIL 17, 2025; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CIMA BUILDING SOLUTIONS, INC.,
Defendant(s).

TO: Unknown Beneficiaries of the 304 Kearneywood Land Trust, Dated April 17, 2025
122 E. Lake Avenue
Longwood, Florida 32750
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:

LOT 435, THE STAHL FLORIDA PROPERTIES CO'S CLEVELAND HEIGHTS SUBDIVISION UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 26, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Street Address: 304 Kerneywood Street, Lakeland, Florida 33803
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Default date: 3/18/26
Dated on Feb. 9th, 2026.

Stacy M. Butterfield, CPA
Clerk of said Court
(SEAL) By: Sebastian Irlanda
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLleadings@MWC-law.com
File#:25-400694
February 20, 27, 2026 26-00331K

SECOND INSERTION

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

Case No.: 2025-CC-008558
LANGFORD & LANGFORD SERVICES, INC. d/b/a NATURAL AIR ENERGY SAVING SYSTEMS,
Plaintiff, vs.
CFI GROUP, LLC,
Defendant.

NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated February 5, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash, at the online auction www.polk.realforeclose.com on May 6, 2026, at 10:00 a.m., the following described property:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 29 South, Range 26 East, Polk County, Florida, as same is established and shown on the plat of Eloise Woods, North Lake Eloise Unit, as recorded in Plat Book 22, pages 47 and 47A, of the public records of Polk County, Florida; run thence South along the East boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 2, a distance of 476.19 feet; thence South 89°03'41" West, 30 feet to the Point of Beginning; thence continue, South 89°03'41" West, 324.80 feet; thence South 00°30'11" East, parallel with the East boundary of said Southeast 1/4 of the Northwest 1/4, 6.42 feet (same being 845 feet South of the centerline of Roosevelt Drive); thence South 89°38'00" West, parallel with said centerline, 65.52 feet; thence South 09°09'04" West, 85.06 feet; thence North 89°03'41" East, 100.00 feet; thence South 00°56'19" East, 180.49

feet; thence South 89°03'41" West, 12.12 feet; thence South 00°56'19" East, 229.99 feet; thence North 89°03'41" East, 313.59 feet to a point 30 feet West of the East boundary of said Southeast 1/4 of the Northwest 1/4; thence North 00°30'11" West, 500.00 feet to the Point of Beginning.
Street Address:
3050 Woodmont Ave.,
Winter Haven, FL 33880
Parcel Identification No.:
26-29-02-663640-003491
(hereinafter the "Liened 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.

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 17, 2026.
Respectfully Submitted,
/s/ Jacquelyn M. Codd, Esq.
JACQUELYN M. CODD, ESQUIRE
Southern Atlantic Law Group
290 1st Street South,
Winter Haven, FL 33880
Florida Bar No: 1017776
Office: (863) 656-6672
Email:
jacquelyn@southernatlanticlaw.com
Service Email:
emily@southernatlanticlaw.com
Attorney for Plaintiff
February 20, 27, 2026 26-00325K

SECOND INSERTION

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

CASE NO.: 2025CA004541
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
KRISTIA L. HOLDEN A/K/A KRISTIA L. HOLD HITLEY; et al.,
Defendant(s).

TO: Kristia L. Holden a/k/a Krista L. Hold Hitley
Last Known Residence: 520 17th Street NE Winter Haven, FL 33881
TO: Ramirez Hitley
Last Known Residence: 520 17th Street NE Winter Haven, FL 33881
TO: Unknown tenant #1
Last Known Residence: 520 17th Street NE Winter Haven, FL 33881
TO: Unknown tenant #2
Last Known Residence: 520 17th Street NE Winter Haven, FL 33881

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

LOT 23, LAKE ELBERT HIGHLANDS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 26, 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

PIITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before March 12, 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 03, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: A. Nieves
As Deputy Clerk

ALDRIDGE PIITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1113-14874B
Ref# 14797
February 20, 27, 2026 26-00301K

SECOND INSERTION

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

CASE NO. 2025CA004592A000BA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
CHRISTIAN G. ARAYA DELGADO,
et. al.
Defendant(s).

TO: VERONICA COLON, 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:

TRACT 136, THE WOODS RANCHING AND FARMING TRACT, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 3/25/2026/ (30 days from Date of First Publication of this Notice) and file the original

with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this day of FEB 16 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Ruthy Pacheco
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-340087
February 20, 27, 2026 26-00327K



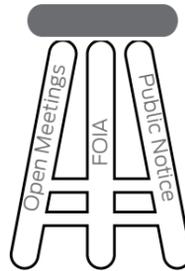
Who benefits from legal notices?

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.

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