

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Josue Ortega / J.O. REMODELING & RENOVATIONS LLC will engage in business under the fictitious name APX JUNK REMOVE, with a physical address 5203 Serrento ct Lakeland, FL 33813, with a mailing address 5203 Serrento ct Lakeland, FL 33813, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
March 6, 2026 26-00375K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Elite Garage Design located at 1207 Baker Dr, in the County of Polk, in the City of Lakeland, Florida 33810 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lakeland, Florida, this 25th day of February, 2026.
CURRENT TECHNOLOGY INTEGRATORS LLC
March 6, 2026 26-00376K

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 LeanLine Advisory located at 752 Old Polk City Rd in the City of Lakeland, Polk, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of February, 2026
Mariela Rosales Conde
March 6, 2026 26-00377K

FIRST INSERTION

Notice Of Public Sale

The following personal property of Nicole J Lopez Perez will on March 31, 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: 1984 SUNV Mobile Home, VIN: GD0C-FL398310129, TITLE: 20708011 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
March 6, 13, 2026 26-00378K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of SUSAN LAURA HARGER will, on March 18, 2026, at 10:00 a.m., at 9507 Manila Court, Lot #333, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1988 PALM MOBILE HOME, VIN: PH21351AFL, TITLE NO.: 0046092168, and VIN: PH21351BFL, TITLE NO.: 0046086413 and all other personal property located therein
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-3327)
March 6, 13, 2026 26-00379K

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 PEM located at 736 jeremy drive in the City of Davenport, Polk, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of March, 2026
Ernest Morgan
March 6, 2026 26-00382K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Garcon located at 1882 Manitoba Ct, in the County of Polk, in the City of Kissimmee, Florida 34759 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Kissimmee, Florida, this 01st day of March, 2026.
Pedro Garcia
March 6, 2026 26-00403K

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 Radiant Nails located at 2643 Crystal Lake Acres Dr in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of March, 2026
Rachel Howard
March 6, 2026 26-00404K

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 HexadecimalCat located at 2503 Exchange Avenue in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of March, 2026
Mary E. Kilpatrick
March 6, 2026 26-00405K

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 Declaid located at 618 Bell Prairie Cir in the City of Lake Wales, Polk, FL 33859 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of March, 2026
Jairo U
March 6, 2026 26-00406K

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, March 18, 2026, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours 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.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Jane Gaarlandt
District Manager
March 6, 2026 26-00394K

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2026CP0571 IN RE: ESTATE OF CALVIN LEONARD WHITLEY, Deceased.

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

YOU ARE HEREBY NOTIFIED that Petition for Ancillary Administration has been filed in the estate of CALVIN LEONARD WHITLEY, deceased, File Number: 2026CP00571, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was March 22, 2023; that the total value of the estate is unknown; and, that the names and addresses of those to whom it has been assigned by such order are:

NAME	ADDRESS
DAN LABAN	9002 Carneros
WHITLEY	Creek Rd Charlotte, NC 28214-2286

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THE LATER OF THREE

(3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS FOREVER BARRED.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is: March 6, 2026.

Person Giving Notice:
/s/ Dan Laban Whitley
DAN LABAN WHITLEY
Petitioner

Attorney for Person Giving Notice:
DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204
THE WILSON ADVOCACY GROUP, P.A.
P.O. Box 3142
Winter Haven, FL 33885
Phone: (863) 401-8155
Fax: (863) 401-9924
Primary:
info@wilsonadvocacygroup.com
Secondary:
dwwfourth@wilsonadvocacygroup.com
Tertiary:
b.moore@wilsonadvocacygroup.com
Attorney for Petitioner
March 6, 13, 2026 26-00383K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP003507A000BA Division Probate IN RE: ESTATE OF JULIE ANNE SCOFIELD Deceased.

The administration of the estate of Julie Anne Scofield, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000 Bartow, Florida 33831-9000 CC4 / 255 N Broadway Ave, Bartow, Florida 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 March 6, 2026.

Susan Anne Eggleton
18 Chiltern Court, Park Approach, Erdington, Birmingham UK B23 7XY
Paula Ferreira Montoya
Attorney for Petitioner
Email Addresses:
Paula@Paulamontoyalaw.com
info@Paulamontoyalaw.com
Florida Bar No. 103104
7345 W Sand Lake Rd, Orlando, Florida 32819
Telephone: 407-906-9126
March 6, 13, 2026 26-00384K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 2023CP003434 Division: Probate IN RE: ESTATE OF JOHNETTE DALLAS A/K/A JOHNETTE COBURN DALLAS Deceased.

The administration of the estate of Johnette Dallas, a/k/a Johnette Coburn Dallas, deceased, whose date of death was August 6, 2023, 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. 732.2211, 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 March 6, 2026.

Starr Johnniezor Tomlinson
Personal Representative
/s/ Aaron W. Saoud, Esq.
Aaron W. Saoud, Esquire
Florida Bar No. 96124
Richard F. Wheeler, Esquire
Florida Bar No. 285684
Attorneys for Petitioners
AWS Law Firm
2202 North Westshore Boulevard
Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
Primary email: attorney@awsllaw.org
Secondary email: service@awsllaw.org
March 6, 13, 2026 26-00400K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 532026CP000334A000BA IN RE: ESTATE OF HERMAN EUGENE SOUTHALL, Deceased.

The administration of the estate of HERMAN EUGENE SOUTHALL, Deceased, whose date of death was July 28, 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 March 6, 2026.

BARBARA SOUTHALL,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206

Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com

March 6, 13, 2026 26-00393K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 26CP-612 Division Probate IN RE: ESTATE OF FRANCES T. VISCONTI Deceased.

The administration of the estate of Frances T. Visconti, deceased, whose date of death was September 19, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, 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. 732.2211, 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 March 6, 2026.

Personal Representative:
/s/ Vincent J. Visconti, Jr.

Vincent J. Visconti, Jr.
439 Lake Daisy Drive

Winter Haven, Florida 33884

Attorney for Personal Representative:
/s/ Charlotte C. Stone

Charlotte C. Stone, Esq.
Florida Bar Number: 21297

Stone Law Group, P.L.
123 US Hwy 27 North

Sebring, Florida 33870
March 6, 13, 2026 26-00401K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2025-CP-001076-A000-BA Division 14 IN RE: ESTATE OF NICKOLAS N. SOUMELIDIS Deceased.

The administration of the estate of Nickolas N. Soumelidis, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Olga Eger

2832 Vintage View Loop
Lakeland, Florida 33812

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
March 6, 13, 2026 26-00402K

FIRST INSERTION

AMENDED NOTICE OF SALE

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

Case No.: 2023-CA-005142-000000

Section 11

WELLS FARGO BANK, NATIONAL ASSOCIATION, IN TRUST FOR THE HOLDERS OF DEUTSCHE MORTGAGE & ASSET RECEIVING CORPORATION, COMM 2013-CCRE7 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,**Plaintiff, vs.****LAKELAND SQUARE MALL, LLC, AND ROUSE PROPERTIES, LLC F/K/A ROUSE PROPERTIES, INC.,****Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Agreed Final Judgment of Foreclosure entered on December 11, 2025 and the Agreed Order Cancelling and Rescheduling Foreclosure Sale entered on February 26, 2026 in Case No. 2023-CA-005142, in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, that Stacy M. Butterfield, Clerk of Court, will sell to the highest and best bidder for cash online at <https://polk.realforeclose.com/> on April 2, 2026, at 10:00 a.m., the property described as follows

Parcel I:

Being part of Section 35, Township 27 South, Range 23 East, Polk County, Florida and being more particularly described as follows:

Beginning at the Southeast corner of said Section 35; thence North 0°16'21" East a distance of 848.93 feet to a point; thence South 89°56'30" West a distance of 1,706.45 feet to a point; thence 323.00 feet along an arc to the left having a radius of 3,200.00 feet and a chord of 322.86 feet bearing North 20°14'34.6" West to a point, said point also being the PRINCIPAL POINT AND PLACE OF BEGINNING of the following description:

Continuing 367.78 feet along said arc to the left, having a radius of 3,200.00 feet and a chord of 367.58 feet bearing North 26°25'37.3" West to a point; thence 1,312.49 feet along an arc to the right, having a radius of 1,600.00 feet and a chord of 1,276.00 feet, bearing North 06°13'10.5" West to a point; thence 906.92 feet along an arc to the left having a radius of 1100.00 feet and a chord of 881.45 feet bearing North 6°20'20.8" West; thence 157.00 feet along an arc to the Right, having a radius of 99.90 feet and a chord of 141.33 feet, bearing North 15°03'52.3" East; thence North 60°05'15.6" East, a distance of 210.09 feet to a point; thence 169.12 feet along an arc to the right having a radius of 325.00 feet and a chord of 167.22 feet bearing North 74°59'42.3" East; thence North 89°54'09" East, a distance of 684.36 feet to a point; thence South 40°00'00" East, a distance of 287.32 feet to a point; thence South 85°00'00" East, a distance of 45.25 feet to a point; thence North 50°00'00" East, a distance of 200.50 feet to a point; thence North 37°09'59" East, a distance of 69.75 feet to a point; thence North 00°05'51" West, a distance of 40.31 feet to a point; thence North 89°54'09" East, a distance of 95.31 feet to a point; thence South 00°05'51" East, a distance of 62.04 feet to a point; thence South 37°09'59" West, a distance of 97.62 feet to a point; thence South 50°00'00" West, a distance of 232.50 feet to a point; thence South 5°00'00" West, a distance of 45.25 feet to a point; thence South 40°00'00" East, a distance of 324.38 feet to a point; thence South 80°00'00" East, a distance of 49.03 feet to a point; thence North 60°00'00" East, a distance of 64.48 feet to a point; thence 338.76 feet along an arc to the Right having a radius of 642.00 feet and a chord of 334.84 feet bearing North 75°06'58" East; thence South 89°46'03" East, a distance of 144.10 feet to a point on the West line of State Road 35 and 700 (U.S. Highway 98); thence South 00°14'02.3" West, along said line, a distance of 84.00 feet to a point; thence North 89°46'03" West, a distance of 144.10 feet to a point; thence 294.43 feet along an arc to the left having a radius of 558.00 feet and a chord of 291.03 feet bearing South 75°06'58.5" West; thence South 60°00'00" West, a distance of 64.48 feet to a point; thence South 19°58'11.4" West, a distance of 49.16 feet to a point; thence 127.51 feet along an arc to the right, having a radius of 385.00 feet and a chord of 126.92 feet, bearing South 9°29'15.9" East to a point; thence due South, a distance of 267.77 feet to a point; thence South 45°00'00" East, a distance of 40.00 feet to a point; thence due East, a distance of 323.45 feet to a point; thence North 86°11'09.3" East, a distance of 135.30 feet to a point on aforementioned west line; thence along said west line South 07°36'40.4" East, a distance of 93.83 feet to a point; thence due West, a distance of 470.88 feet to a point; thence South 45°00'00" West, a distance of 40.00 feet to a point; thence due South, a distance of 662.23 feet to a point; thence South 30°00'00" West, a distance of 78.08 feet to a point; thence South 15°00'00" East, a distance of 40.00 feet to a point; thence South 60°00'00" East, a distance of 271.73 feet to a point; thence 234.34 feet along an arc to the right, having a radius of 482.28 feet and a chord of 232.05 feet, bearing South 46°04'46.8" East to a point; thence 193.53 feet along an arc to the left, having a radius of 398.28 feet and a chord of 191.63 feet, bearing South 46°04'46.8" East to a point; thence 31.09 feet along an arc to the left, having a radius of 458.00 feet and a chord of 31.09 feet bearing South 61°56'41.6" East to a point; thence South 26°06'36.8" West, a distance of 84.00 feet to a point; thence 36.80 feet along an arc to the right, having a radius of 542.00 feet and a chord of 36.79 feet, bearing North 61°56'41.6" West to a point; thence 234.34 feet along an arc to the right, having a radius of 482.28 feet and a chord of 232.05 feet, bearing North 46°04'46.8" West to a point; thence 193.53 feet along an arc to the left, having a radius of 398.28 feet and a chord of 191.63 feet, bearing North 46°04'46.8" West to a point; thence North 60°00'00" West, a distance of 271.74 feet to a point; thence South 75°00'00" West, a distance of 39.99 feet to a point; thence South 30°00'00" West, a distance of 421.75 feet to a point; thence South 60°00'00" West, a distance of 318.94 feet to a point; thence due West a distance of 478.75 feet to a point; thence South 30°00'00" West, a distance of 97.77 feet to a point; thence South 65°56'03.9" West, a distance of 136.09 feet to the PRINCIPAL POINT AND PLACE OF BEGINNING.

Save and except four parcels of land:

- (1) Belk-Lindsey Parcel
- (2) Sears Parcel
- (3) Dillard's Parcel
- (4) Burdine's Parcel

Described as follows:

- (1) Lakeland Square Belk-Lindsey Parcel

Being a part of Section 35, Township 27 South, Range 23 East, Polk County, Florida and being more particularly described as follows:

Beginning at the Southeast corner of said Section 35; thence North 0°16'21" East, a distance of 848.93 feet to a point; thence South 89°56'30" West, a distance of 1364.859 feet to a point; thence due North a distance of 1068.734 feet to a point, said point being a point on the mall concourse centerline; thence along said centerline due North a distance of 240.00 feet to a point of intersect with an East-West concourse centerline; thence due east, along said East-West concourse centerline a distance of 147.33 feet to the PRINCIPAL POINT AND PLACE OF BEGINNING of the following description:

Thence due North a distance of 113.45 feet to a point; thence North 45°00'00" East a distance of 51.80 feet to a point; thence due East a distance of 36.76 feet to a point; thence due North 45°00'00" East a distance of 98.89 feet to a point; thence due East a distance of 459.36 feet to a point; thence due South a distance of 268.78 feet to a point; thence 178.02 feet along an arc to the right having a radius of 340.00 feet and a chord of 176.00 feet bearing South 15°00'00" West; thence South 30°00'00" West a distance of 245.49 feet to a point; thence North 45°00'00" West, a distance of 288.85 feet to a point; thence due West a distance of 139.09 feet to a point; thence North 45°00'00" West a distance of 128.75 feet to a point; thence due North a distance of 136.09 feet to the POINT OF BEGINNING.

- (2) Lakeland Square Sears Parcel

Being a part of Section 35, Township 27 South, Range 23 East, Polk County, Florida and being more particularly described as follows:

Beginning at the Southeast corner of Section 35, thence North 0°16'21" East, a distance of 848.93 feet to a point; thence South 89°56'30" West, a distance of 1364.859 feet to a point; thence due North a distance of 1068.734 feet to a point, said point being a point on the mall concourse centerline; thence along said centerline due North a distance of 240.00 feet to a point of intersect with an east-west concourse centerline; thence due East along said east-west concourse centerline a distance of 25.00 feet to a point of intersect with a north-south concourse centerline; thence due North along said north-south concourse centerline, a distance of 460.00 feet to a point of intersect with an east-west concourse centerline; thence due East along said east-west concourse centerline, a distance of 25.00 feet to a point of intersect with a north-south concourse centerline; thence due North along said north-south concourse centerline, a distance of 270.00 feet to a point of intersect with an east-west concourse centerline; thence due West along said east-west concourse centerline, a distance of 25.00 feet to a point of intersect with a north-south concourse centerline; thence due North along said north-south concourse centerline, a distance of 320.00 feet to the PRINCIPAL POINT AND PLACE OF BEGINNING of the following description:

Thence due West, a distance of 255.60 feet to a point; thence North 17°30'00" West, a distance of 59.53 feet to a point; thence due North, a distance of 85.20 feet to a point; thence North 45°00'00" West, a distance of 309.56 feet to a point; thence 419.93 feet along a curve to the right, having a radius of 340.00 feet and a chord of 393.75 feet, bearing North 47°07'01.1" East to a point; thence North 82°30'00" East, a distance of 172.40 feet to a point; thence 18.00 feet along a curve to the right, having a radius of 137.50 feet and a chord of 17.98 feet, bearing North 86°15'00" East to a point; thence due East, a distance of 97.50 feet to a point; thence 165.81 feet along a curve to the right having a radius of 190.00 feet and a chord of 160.59 feet, bearing South 65°00'00" East to a point; thence South 40°00'00" East, a distance of 571.27 feet to a point; thence South 45°00'00" West, a distance of 207.90 feet to a point; thence due West, a distance of 448.24 feet to the PRINCIPAL POINT AND PLACE OF BEGINNING.

- (3) Lakeland Square Dillard's Parcel

Being a part of Section 35, Township 27 South, Range 23 East, Polk County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of said Section 35; thence North 0°16'21" East, a distance of 848.93 feet to a point; thence South 89°56'30" West, a distance of 1364.859 feet to a point; thence due North a distance of 1068.734 feet to a point; said point being a point on the mall concourse centerline; thence along said centerline due North a distance of 240.00 feet to a point of intersect with an east-west concourse centerline; thence due East along said east-west concourse centerline a distance of 25.00 feet to a point of intersect with a north-south concourse centerline; thence due North along said north-south concourse centerline, a distance of 460.00 feet to a point of intersect with an east-west concourse centerline; thence due East along said east-west concourse centerline, a distance of 25.00 feet to a point of intersect with a north-south concourse centerline; thence due North along said north-south concourse centerline, a distance of 270.00 feet to a point of intersect with an east-west concourse centerline; thence due East along said east-west concourse centerline, a distance of 122.33 feet to the PRINCIPAL POINT AND PLACE OF BEGINNING of the following description:

Thence due North, a distance of 164.33 feet to a point; thence due East, a distance of 37.29 feet to a point; thence South 30°00'00" East, a distance of 12.31 feet to a point; thence North 60°00'00" East, a distance of 75.00 feet to a point; thence due North, a distance of 128.84 feet to a point; thence due East, a distance of 192.52 feet to a point; thence North 45°00'00" East, a distance of 207.90 feet to a point; thence South 40°00'00" East, a distance of 78.10 feet to a point; thence 237.57 feet along a curve to the right, having a radius of 340.00 feet and a chord of 232.57 feet bearing South 20°00'00" East to a point; thence due South, a distance of 617.64 feet to a point; thence due West, a distance of 163.00 feet to a point; thence due South, a distance of 31.50 feet to a point; thence due West, a distance of 239.25 feet to a point; thence due North, a distance of 263.09 feet to a point; thence North 60°00'00" West, a distance of 144.82 feet to a point; thence due West, a distance of 50.00 feet to a point; thence due North, a distance of 125.00 feet to the PRINCIPAL POINT AND PLACE OF BEGINNING.

- (4) Lakeland Square Burdine's Parcel

Being a part of Section 35, Township 27 South, Range 23 East, Polk County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of said Section 35; thence N. 0°16'21" East, a distance of 848.93 feet to a point; thence South 89°56'30" West, a distance of 1364.859 feet to a point; thence due North a distance of 1068.734 feet to a point; said point being a point on the mall concourse centerline; thence along said centerline due North, a distance of 240.00 feet to a point of intersect with an east-west concrete centerline; thence due East along said east-west concourse centerline, a distance of 25.00 feet to a point of intersect with a north-south concourse centerline; thence due North along said north-south concourse centerline, a distance of 460.00 feet to a point of intersect with an east-west concourse centerline; thence due East along said east-west concourse centerline, a distance of 25.00 feet to a point of intersect with a north-south concourse centerline; thence due North along said north-south concourse centerline, a distance of 270.00 feet to a point of intersect with an east-west concourse centerline; thence due West along said east-west concourse centerline, a distance of 236.58 feet to the PRINCIPAL POINT AND PLACE OF BEGINNING of the following description:

Thence due South a distance of 155.00 feet to a point; thence due West a distance of 86.67 feet to a point; thence due South a distance of 178.50 feet to a point; thence due West a distance of 248.00 feet to a point; thence due North a distance of 31.50 feet to a point; thence due West a distance of 228.71 feet to a point; thence 122.56 feet along an arc to the right, having a radius 1386.04 feet and a chord of length of 122.52 feet bearing North 14°44'49.2" East; thence North 17°16'48.4" East, a distance of 32.18 feet to a point; thence 437.42 feet along an arc to the left, having a radius of 1148.09 feet and a chord of 434.78 feet bearing North 06°21'55" East; thence 171.77 feet along an arc to the right, having a radius of 284.85 feet and a chord length of 169.18 feet bearing North 12°43'30.8" East; thence North 30°00'00" East, a distance of 110.59 feet to a point; thence South 45°00'00" East, a distance of 432.19 feet to a point; thence due East a distance of 76.27 feet to a point; thence due South a distance of 234.50 feet to a POINT OF BEGINNING.

Parcel II:

Lakeland Square Retention Basin Parcel

Being a part of Section 35, Township 27 South, Range 23 East, Polk County, Florida, and being more particularly described as follows:

Beginning at the Northeast corner of said Section 35; thence South 89°48'53" West, along the North line of said Section 35, a distance of 2671.09 feet to a point; thence South 0°07'30" West, a distance of 1175.48 feet to the PRINCIPAL POINT AND PLACE OF BEGINNING of the following description:

Thence continuing South 0°07'30" West, a distance of 150.00 feet to a point; thence North 89°54'09" East, a distance of 705.82 feet to a point; thence South 60°00'00" West, a distance of 1238.17 feet to a point; thence North 30°00'00" West, a distance of 140.00 feet to a point; thence North 2°22'12" East, a distance of 648.09 feet to a point; thence South 89°52'30" East, a distance of 410.00 feet to the PRINCIPAL POINT AND PLACE OF BEGINNING.

Parcel III:

Together with non-exclusive easement rights and benefits as contained in the following instruments:

Corrective Warranty Deed as contained in instrument recorded in Official Records Book 2450, Page 550, of the Public Records of Polk County, Florida.

Drainage Easement contained in instrument recorded in Official Records Book 2472, Page 564, of the Public Records of Polk County, Florida.

Drainage Easement contained in instrument recorded in Official Records Book 2486, Page 2106, of the Public Records of Polk County, Florida.

Drainage and Utility Easement contained in instrument recorded in Official Records Book 2486, Page 2112, of the Public Records of Polk County, Florida.

Drainage and Utility Easement contained in instrument recorded in Official Records Book 2486, Page 2120, of the Public Records of Polk County, Florida.

Drainage and Utility Easement contained in instrument recorded in Official Records Book 2486, Page 2129, of the Public Records of Polk County.

Parcel IV:

The reciprocal and non-exclusive rights, easements, and privileges of use, ingress, egress, parking and for utility and other purposes appurtenant thereto as set forth and created in that certain Lakeland Square Easement and Operating Agreement, dated May 1, 1988, between Sears Roebuck and Co., M-B 1 Acquisition Corporation, Belk-Lindsey Stores, Inc., Mervyn's and H-D Lakeland, recorded in Official Records Book 2631, Page 523, as *affected* by Assignment and Assumption Agreement recorded in Official Records Book 3001, page 1121; as *affected* by Assignment and Assumption of Operating Agreement recorded in recorded in Official Records Book 3639, page 564; as *affected* by Assignment and Assumption of Operating Agreement recorded in Official Records Book 3826, page 1895; as modified by First Amendment to and Restatement of Easement and Operating Agreement recorded in Official Records Book 3981, Page 2054, and Assignment and Assumption of Operating Agreements recorded in Official Records Book 8620, page 810, and as assigned by Quitclaim, Assignment and Assumption of Operating Agreements from JDN Development Company, Inc., a Delaware corporation, successor-by-merger to Inland Retail TRS Corp, a Delaware corporation, Assignor to Lakeland Square Mall, LLC, a Delaware limited liability company, Assignee, dated March 21, 2013, recorded March 26, 2013, in Official Records Book 08911, Page 1643, Public Records of Polk County, Florida.

Parcel V:

Being a part of Section 35, Township 27 South, Range 23 East, and Section 2, Township 28 South, Range 23 East, Polk County, Florida and being more particularly described as follows:

Beginning at the Southeast corner of said Section 35; thence North 00°16'21" East, a distance of 848.93 feet to a point; thence South 89°56'30" West, a distance of 1,706.45 feet to the Easterly Right-of-Way line of Griffin Road connector, and the PRINCIPAL POINT AND PLACE OF BEGINNING of the following description:

Thence along the Easterly Right-of-Way line the following four (4) described lines; thence (1) 999.88 feet along an arc to the right, having a radius of 1110.00 feet and a chord length of 966.41 feet, bearing South 08°27'15.5" West; thence (2) South 34°15'36" West, a distance of 492.45 feet to a point; thence (3) 659.38 feet along an arc to the left having a radius of 1100.00 feet and a chord length of 649.55 feet, bearing South 17°05'15" West; thence (4) South 00°05'06" East, a distance of 144.67 feet to a point on the existing North Right-of-Way line of Griffin Road; thence along said existing North Right-of-Way line South 89°54'54" West, a distance of 100.00 feet to a point of intersect with the Westerly Right-of-Way line of Griffin Road connector; thence along said Westerly Right-of-Way line the following six (6) described lines; thence (1) North 00°05'06" West, a distance of 144.67 feet to a point; thence (2) 719.32 feet along an arc to the right, having a radius of 1200.00 feet and a chord length of 708.60 feet, bearing North 17°05'15" East; thence (3) North 34°15'36" East, a distance of 492.45 feet to a point; thence (4) 909.80 feet along an arc to the left having a radius of 1010.00 feet and a chord length of 879.35 feet bearing North 08°27'16" East; thence (5) 669.19 feet along an arc to the left, having a radius of 3100.00 feet and a chord length 667.89 feet, bearing North 23°32'07.5" West; thence (6) 1253.84 feet along an arc to the right, having a radius of 1700.00 feet and a chord length of 1225.61 feet, bearing North 08°35'24.7" West, to a point on the most Southerly line of the relocated Sleepy Hill Drive (80 foot Right-of-Way); thence along said Southerly line North 89°59'28" East, a distance of 102.61 feet to a point on the Westerly line of the REIT/Parcel "A"; thence along the said Westerly line the following two (2) described lines; thence (1) 1202.38 feet along an arc to the left having a radius of 1600.00 feet and a chord length of 1174.28 feet, bearing South 08°11'27.7" East; thence (2) 690.78 feet along an arc to the right, having a radius of 3200.00 feet and a chord length of 689.44 feet, bearing South 23°32'07.5" East to the POINT OF BEGINNING; (the "Land")

Together with:

All of Borrower's (referred to as the "**Debtor**" hereinbelow) estate, right, title and interest in, to and under any and all of the following described property, whether now owned or hereafter acquired and to the Land described above:

(a) all easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, rights to oil, gas, minerals, coal and other substances of any kind or character, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the Premises and the Improvements; and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road, highway, alley or avenue, opened, vacated or proposed, in front of or adjoining the Premises, to the center line thereof; and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Premises and the Improvements and every part and parcel thereof, with the appurtenances thereto;

(b) all machinery, furniture, furnishings, equipment, computer software and hardware, fixtures (including all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), inventory, materials, supplies and other articles of personal property and accessions thereof, renewals and replacements thereof and substitutions therefor, and other property of every kind and nature, tangible or intangible, owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises or the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Premises and the Improvements (hereinafter collectively referred to as the "Equipment"), including any leases of, deposits in connection with, and proceeds of any sale or transfer of any of the foregoing, and the right, title and interest of Debtor in and to any of the Equipment that may be subject to any "security interest" as defined in the Uniform Commercial Code, as in effect in the State where the Mortgaged Property is located (the "UCC"), superior in lien to the lien of the Mortgage;

(c) all awards or payments, including interest thereon, that may heretofore or hereafter be made with respect to the Premises or the Improvements, whether from the exercise of the right of eminent domain or condemnation (including any transfer made in lieu of or in anticipation of the exercise of such right), or for a change of grade, or for any other injury to or decrease in the value of the Premises or Improvements;

(d) all leases, subleases and other agreements or arrangements heretofore or hereafter entered into affecting the use, enjoyment or occupancy of, or the conduct of any activity upon or in, the Premises or the Improvements, including any extensions, renewals, modifications or amendments thereof (hereinafter collectively referred to as the "Leases") and all rents, rent equivalents, moneys payable as damages (including payments by reason of the rejection of a Lease in a Bankruptcy Proceeding or in lieu of rent or rent equivalents), royalties (including all oil and gas or other mineral royalties and bonuses), income, fees, receivables, receipts, revenues, deposits (including security, utility and other deposits), accounts, cash,

Cont'd from page 22

issues, profits, charges for services rendered, and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Debtor or its agents or employees from any and all sources arising from or attributable to the Premises and the improvements, including all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of the Premises or the Improvements, or rendering of services by Debtor or any of its agents or employees, and proceeds, if any, from business interruption or other loss of income insurance (hereinafter collectively referred to as the "Rents"), together with all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;

(e) all proceeds of and any unearned premiums on any insurance policies covering the Mortgaged Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Mortgaged Property;

(f) the right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding to protect the interest of Secured Party in the Mortgaged Property;

(g) all accounts (including reserve accounts), escrows, documents, instruments, chattel paper, claims, deposits and general intangibles, as the foregoing terms are defined in the UCC, and all franchises, trade names, trademarks, symbols, service marks, books, records, plans, specifications, designs, drawings, surveys, title insurance policies, permits, consents, licenses, management agreements, contract rights (including any contract with any architect or engineer or with any other provider of goods or services for or in connection with any construction, repair or other work upon the Mortgaged Property), approvals, actions, refunds of real estate taxes and assessments (and any other governmental impositions related to the Mortgaged Property) and causes of action that now or hereafter relate to, are derived from or are used in connection with the Mortgaged Property, or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon (hereinafter collectively referred to as the "Intangibles"); and

(h) all proceeds, products, offspring, rents and profits from any of the foregoing, including those from sale, exchange, transfer, collection, loss, damage, disposition, substitution or replacement of any of the foregoing.

All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in that certain Note and Mortgage Modification Agreement Evidencing Renewal Promissory Note Including Future Advance and Amended and Restated Mortgage and Security Agreement, dated as of March 21, 2013 (the "Mortgage") from Debtor, as Debtor, to Secured Party, as Secured Party, and filed with the Official Records of Polk County, Florida, INSTR# 2013055869, Book 08911, Page 1653.

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 March 3, 2026.
 BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, PC
 200 South Orange Avenue, Suite 2050
 Post Office Box 1549
 Orlando, Florida 32802-1549
 (Telephone) 407-422-6600
 Counsel for Plaintiff
 By: /s/ Zachary J. Bancroft
 Zachary J. Bancroft
 Florida Bar No. 0145068
 zbancroft@bakerdonelson.com
 achentnik@bakerdonelson.com
 fedcts@bakerdonelson.com
 4932-3448-9236
 March 6, 13, 2026

26-00390K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE
 TENTH JUDICIAL CIRCUIT IN AND
 FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CA-005967

**LAKEVIEW LOAN
 SERVICING, LLC,
 Plaintiff, v.
 JULIANA MICHELLE ROSATI
 A/K/A JULIANA M. ROSATI, et al.,
 Defendants.**

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on April 7, 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 28, SHADY ACRES UNIT NUMBER TWO, according to the plat thereof recorded in Plat Book 70, Page 45, of the Public Records of Polk County, Florida. Together with 1995 Fleetwood VIN GAFLS54A76775HS21 and GAFLS54B76775HS21 and Title No. 69439721 & 69439720.

Property Address: 3440 Maple Drive, Mulberry, FL 33860

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 2nd day of March, 2026.
 TIFFANY & BOSCO, P.A.
 /s/ Kathryn I. Kasper, Esq.
 Kathryn I. Kasper, Esq.
 FL Bar #157147
 Kathryn I. Kasper, Esq.
 FL Bar #621188
 Attorneys for Plaintiff
 OF COUNSEL:
 Tiffany & Bosco, P.A.
 1201 S. Orlando Ave, Suite 430
 Winter Park, FL 32789
 Telephone: (205) 930-5200
 Facsimile: (407) 712-9201
 March 6, 13, 2026 26-00398K

FIRST INSERTION

NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE
 TENTH JUDICIAL CIRCUIT IN AND
 FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-3337

**DONNA L. SMITH d/b/a
 ALAN ENTERPRISES,
 Plaintiff, v.
 THE ESTATE OF ROSALIA
 VICTORIA; THE UNKNOWN
 PERSONAL REPRESENTATIVE
 OF THE ESTATE OF ROSALIA
 VICTORIA; THE UNKNOWN
 HEIRS OF THE UNKNOWN
 ROSALIA VICTORIA; JESSICA
 ABREU; TENANT #1; TENANT
 #2; CITRUS WOODS PROPERTY
 OWNERS ASSOCIATION, INC.;
 AND ANY AND ALL UNKNOWN
 PARTIES CLAIMING BY,
 THROUGH, AND UNDER, AND
 AGAINST THE HEREIN-NAMED
 DEFENDANTS WHO ARE NOT
 KNOWN TO BE DEAD OR ALIVE,
 WHETHER SAID UNKNOWN
 PARTIES MAY CLAIM AN
 INTEREST AS SPOUSES, HEIRS,
 DEVISEES, GRANTEEES, OR
 OTHER CLAIMANTS,
 Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on February 19, 2026, in this case in the Circuit Court of Polk County, Florida, the real property described as:

Lot 144, CITRUS WOODS ESTATES UNIT NUMBER TWO, a subdivision according to the plat thereof recorded in Plat Book 65, Page 35, of the Public Records of Polk County, Florida. Together with the 1978 HOMI WITH VIN NUMBERS T2523301A AND T2523301B

AND TITLE NUMBERS
 14909608 AND 14909609
 Parcel Identification No.:
 24-28-26-242530-001440
 Property Address:
 1610 Reynolds Road, Lot 144,
 Lakeland, Florida 33801

will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on April 7, 2026, at 10:00 a.m.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.

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

DATE: February 26, 2026
 Gregory A. Sanoba, Esquire
 Florida Bar No. 955930
 Email: greg@sanoba.com
 Jose A. Morera II, Esquire
 Florida Bar No. 1019265
 Email: joe@sanoba.com
 THE SANOKA LAW FIRM
 422 South Florida Avenue
 Lakeland, Florida 33801
 Phone: (863) 683-5353
 Fax: (863) 683-2237
 Attorneys for Plaintiff
 March 6, 13, 2026 26-00391K

FIRST INSERTION

NOTICE OF SALE
UNDER E.S. CHAPTER 45
 IN THE COUNTY COURT IN AND
 FOR POLK COUNTY, FLORIDA
CASE NO. 2025CC002878

**FOUNTAIN PARK HOMEOWNERS
 ASSOCIATION, INC., a Florida
 Not-For-Profit Corporation,
 Plaintiff, v.
 MARLENE GONZALEZ &
 CHRISTIAN FERNANDO
 GONZALEZ,
 Defendants.**

Notice is given that under a Final Summary Judgment dated February 17, 2026, and in Case No. 2025CC002878 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC., the Plaintiff and MARLENE GONZALEZ & CHRISTIAN FERNANDO GONZALEZ the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00am on March 20, 2026, the following described property set forth in the Final Summary Judgment:

Lot 21, Fountain Park - Phase 2, according to the plat thereof, as recorded in Plat Book 167, Pages 13 through 17 of the Public Records of Polk County, Florida

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

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

WITNESS my hand this 2nd day of March \2026.
 By: /s/ Karen J. Wonsotler
 Karen J. Wonsotler, Esq.
 Florida Bar No. 140929
 WONSOTLER & WEBNER, P.A.
 717 North Magnolia Avenue
 Orlando, FL 32803
 Primary E-Mail for service:
Pleadings@kwpalaw.com
 Secondary E-Mail:
office@kwpalaw.com
 (P) 407-770-0846 (F) 407-770-0843
 Attorney for Plaintiff
 March 6, 13, 2026 26-00395K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
 IN THE COUNTY COURT OF THE
 10TH JUDICIAL CIRCUIT, IN AND
 FOR POLK COUNTY, FLORIDA
CASE NO. 2021CC005496000000

**RIDGE OF DUNDEE
 HOMEOWNERS ASSOCIATION
 INC, a Florida non-profit
 Corporation,
 Plaintiff, vs.
 ROBERT REID;
 SHASHANA JACKSON, et al,
 Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to Second Amended Final Judgment of Foreclosure (In Rem) dated February 24, 2026 in Case No. 2021CC005496000000 in the County Court in and for Polk County, Florida wherein RIDGE OF DUNDEE HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and ROBERT REID; SHASHANA JACKSON, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on MAY 26, 2026. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 54, RIDGE OF DUNDEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGES 8, OF THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA.
 A/K/A: 512 MILES BLVD,
 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.

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: March 2, 2026
 FLORIDA COMMUNITY
 LAW GROUP, P.L.
 Attorneys for Plaintiff
 1855 Griffin Road, Suite A-423
 Dania Beach, FL 33004
 Tel: (954) 372-5298
 Fax: (866) 424-5348
 Email: jared@fclg.com
 By: /s/ Jared Block
 Jared Block, Esq.
 Florida Bar No. 90297
 March 6, 13, 2026 26-00397K

FIRST INSERTION

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

532025CA002426A000BA
**LAKEVIEW LOAN
 SERVICING, LLC,
 Plaintiff, vs.
 JOSEPH CEBOLERO; COATS
 CAPITAL, LLC; HAMPTON LAKES
 OF DAVENPORT HOMEOWNERS
 ASSOCIATION, INC.; UNKNOWN
 TENANT NO. 1; UNKNOWN
 TENANT NO. 2; and ALL
 UNKNOWN PARTIES CLAIMING
 INTERESTS BY, THROUGH,
 UNDER OR AGAINST A NAMED
 DEFENDANT TO THIS ACTION,
 OR HAVING OR CLAIMING TO**

**HAVE ANY RIGHT, TITLE OR
 INTEREST IN THE PROPERTY
 HEREIN DESCRIBED,
 Defendant(s).**

TO: UNKNOWN TENANT NO. 1
 419 Mcfee Dr
 Davenport, FL 33897
 TO: UNKNOWN TENANT NO. 2
 419 Mcfee Dr
 Davenport, FL 33897

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

LOT 24, HAMPTON ESTATES PHASE I, VILLAGE 2-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGES 34 AND 35, 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 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 Av-

enue, 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
 DATED on Feb. 6, 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
 1463-213719 / ME2
 March 6, 13, 2026 26-00418K

FIRST INSERTION

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

2025-CA-001704A000BA
**MADISON PLACE TOWNHOME
 ASSOCIATION, INC., A
 FLORIDA NOT FOR PROFIT
 CORPORATION,
 PLAINTIFF, V.**

**LINDA PAULINE INGBER;
 UNKNOWN SPOUSE OF LINDA
 PAULINE INGBER; UNKNOWN
 TENANT #1 IN POSSESSION OF
 SUBJECT PROPERTY; UNKNOWN
 TENANT #2 IN POSSESSION
 OF SUBJECT PROPERTY; and
 ZACHARY HOLDINGS, LLC
 DEFENDANTS.**

TO: Linda Pauline Ingber
 1132 Merrill Street
 Davenport, FL 33837
 and
 Unknown Spouse of Linda Pauline Ingber
 1132 Merrill Street
 Davenport, FL 33837

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

Lot 246, Madison Place Phase 2, according to the map or plat thereof, as recorded in Plat Book 181, Page(s) 24 through 27, inclusive, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on:
 K. JOY MATTINGLY, ESQ. (JL)

Plaintiff's attorney, whose address is:
 BECKER & POLIAKOFF, P.A.
 1 East Broward Blvd., Suite 1900
 Fort Lauderdale, FL 33301
 Phone: (954) 985-4102
 Fax: (954) 987-5940
 Primary email:
cofoservicemail@beckerlawyers.com

on or before April 8, 2026, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

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

WITNESS my hand and the seal of said Court MAR 02 2026.

STACY M. BUTTERFIELD,
 as Clerk of said Court
 (SEAL) By: A. Nieves
 As Deputy Clerk
 K. JOY MATTINGLY, ESQ. (JL)

Plaintiff's attorney
 BECKER & POLIAKOFF, P.A.
 1 East Broward Blvd., Suite 1900
 Fort Lauderdale, FL 33301
 Phone: (954) 985-4102
 Fax: (954) 987-5940
 Primary email:
cofoservicemail@beckerlawyers.com

M31153/425362/30700551
 March 6, 13, 2026 26-00417K

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. 2023CA004892000000
**WILMINGTON SAVINGS FUND
 SOCIETY, FSB, NOT IN ITS
 INDIVIDUAL CAPACITY, BUT
 SOLELY AS TRUSTEE FOR
 RESIDENTIAL MORTGAGE
 AGGREGATION TRUST,
 Plaintiff, vs.
 FRALEGE GROUP INC., et al.
 Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 25, 2025, and entered in 2023CA004892000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and FRALEGE GROUP INC.; ANDY ALEGE; RONALD FRASER are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 1145, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 19 THROUGH 28, INCLUSIVE, OF THE

PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 459 DANUBE DR, KISSIMMEE, FL 34759
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 28 day of February, 2026.
 ROBERTSON, ANSCHUTZ,
 SCHNEID, CRANE
 & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 By: \S\Amanda Murphy
 Amanda Murphy, Esquire
 Florida Bar No. 81709
 Communication Email:
amanda.murphy@raslg.com
 24-218551 - EuE
 March 6, 13, 2026 26-00408K

FIRST INSERTION

Notice Of Public Sale
 The following personal property of:
 Karen Jan Singleton will on March 31, 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: 1986 SAND Mobile Home, VIN:LFLSW2AG147906795/LFLS-W2BG147906795, TITLE: 44945660/44954078 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
 March 13, 20, 2026 26-00420K

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE
IN THE 10TH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
Case No. 2023-CA-006316
21 ST MORTGAGE CORPORATION,
Plaintiff, vs.
CHRISTOPHER JAMES INGLEDUE; LINDA BEGLEY NEESE A/K/A LINDA ANN NEESE; ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA J. BEGLEY; DALE ROBERT; UNKNOWN SPOUSE OF DALE ROBERT; KAREN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY; UNKNOWN SPOUSE OF KAREN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY; BRENDA SELL; UNKNOWN SPOUSE OF BRENDA SELL; and UNKNOWN TENANT Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 13, 2024, entered in Case No.: 2023 CA 6316 of the Circuit Court in and for Polk County, Florida, wherein CHRISTOPHER JAMES INGLEDUE, LINDA BEGLEY NEESE A/K/A LINDA ANN NEESE, ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA J. BEGLEY, DALE ROBERT, UNKNOWN SPOUSE OF DALE ROBERT, KAREN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY, BRENDA SELL, UNKNOWN SPOUSE OF BRENDA SELL, and UNKNOWN TENANT, are the Defendants, that Stacy M. Butterfield, CPA, the Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on April 13, 2026, by electronic sale beginning at 10:00 a.m., on the above prescribed

date at website www.polk.realforeclose.com, on the following described real property as set forth in the Final Judgment:

LOT 34, OAK TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 330 FEET. TOGETHER WITH A 2022 LIVE OAK MODEL 76X28 MANUFACTURED HOME BEARING SERIAL NO'S: LOHGA10022756A AND LOHGA10022756B.

NOTICE 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.

NOTICE

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH 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 SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

March 13, 20, 2026 26-00419K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY,
CASE NO.: 2026CA000072
FLORIDA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
KEBRA JOHNSON, AS TRUSTEE OF THE CAMPBELL FAMILY REVOCABLE TRUST; et al.,
Defendant(s).

TO: Unknown Beneficiaries of the Campbell Family Revocable Trust, dated June 19, 2020

Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida: LOT 1, BLOCK 1172, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 19-28, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before March

30, 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 February 20, 2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: A. Nieves
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1271-1698B
Ref# 15438
March 6, 13, 2026 26-00414K

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.

532025CA002887A000BA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
JOHN EDWARD DAVIS, III A/K/A JOHN DAVIS; SANDRA DAVIS; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CASTLE CREDIT CO HOLDINGS, 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 the Summary Final Judgment of foreclosure dated February 24, 2026, and entered in Case No. 532025CA002887A000BA of the Circuit Court in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and JOHN EDWARD DAVIS, III A/K/A JOHN DAVIS; SANDRA DAVIS; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CASTLE CREDIT CO HOLDINGS, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit

Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on April 27, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 13, BLOCK 1, FORTUNA ADDITION TO LAKELAND FLA. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 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. 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 March 3, 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
1496-218603 / VMR
March 6, 13, 2026 26-00412K

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. 2025CA003257A000BA
PENTAGON FEDERAL CREDIT UNION,
Plaintiff, vs.
LISA VONDERLEA WITHERSPOON GREEN A/K/A LISA GREEN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 22, 2026, and entered in 2025CA003257A000BA 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 A/K/A LISA GREEN; UNKNOWN SPOUSE OF LISA VONDERLEA WITHERSPOON GREEN A/K/A LISA GREEN; TECHNOLOGY CREDIT UNION; CALABAY PARC AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC.; CALABAY PARC HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 24, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 242, CALABAY PARC AT TOWER 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.

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

IMPORTANT

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 28 day of February, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email:
amanda.murphy@raslg.com
25-304508 - NaP
March 6, 13, 2026 26-00410K

FIRST INSERTION

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

2025-CA-002400-A000-BA
HUNG TRAN,
Plaintiff, v.
NGHI HA,
Defendant.
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on February 27, 2026, in this case in the Circuit Court of Polk County, Florida, the real property described as:
The North 70 feet of the South 1080 feet of the Northwest ¼ of the Southeast ¼ of Section 32, Township 26 South, Range 25 East, Polk County, Florida, lying East of State Road S-559.
Parcel Identification Number: 322625-000000-023130.
7582 Berkley Road, Polk City, Polk County, Florida
will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on April 8, 2026, at 10:00 a.m.
Any person claiming an interest in the surplus from the sale, if any, other

than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.

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

DATE: March 3, 2026
Gregory A. Sanoba, Esquire
Florida Bar No. 955930
Email: greg@sanoba.com
Jose A. Morera II, Esquire
Florida Bar No. 1019265
Email: joe@sanoba.com
THE SANOBA LAW FIRM
422 South Florida Avenue
Lakeland, Florida 33801
Phone: (863) 683-5353
Fax: (863) 683-2237
Attorneys for Plaintiff
March 6, 13, 2026 26-00413K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE #: 2024CA001977000000
DIVISION: 7

Nationstar Mortgage LLC
Plaintiff, vs.-
Ian Andrew Hartz a/k/a Ian Hartz a/k/a Andrew Hartz; Amy Marie Dobson a/k/a Amy Dobson; Unknown Spouse of Ian Andrew Hartz a/k/a Ian Hartz a/k/a Andrew Hartz; Unknown Spouse of Amy Marie Dobson a/k/a Amy Dobson; United States of America Acting Through Secretary of Housing and Urban Development; Aqua Finance, Inc.; LVNV Funding, LLC; Jace Landing Homeowners Association, 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. 2024CA001977000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Ian Andrew Hartz a/k/a Ian Hartz a/k/a Andrew Hartz are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bid-

der for cash at www.polk.realforeclose.com at 10:00 A.M. on April 10, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 68, JACE LANDING, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 178, PAGES 47 AND 48, 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
23-330328 FC01 CXE
March 6, 13, 2026 26-00411K

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.

532025CA003406A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
VIGHNESWAR REDDY PULMAMIDI AND KEERTHI PATLOLLA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 04, 2026, and entered in 532025CA003406A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and VIGHNESWAR REDDY PULMAMIDI; KEERTHI PATLOLLA; RIVERSTONE AT TOWNE PARK PHASES 5 AND 6 HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 3 OF RIVERSTONE PHASE 5 AND 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 185, PAGE(S) 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORI-

DA.

Property Address: 4381 PUMICE DR, LAKELAND, FL 33811
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 28 day of February, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email:
amanda.murphy@raslg.com
25-302372 - EuE
March 6, 13, 2026 26-00409K

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. 2022CA003801000000
REVERSE MORTGAGE FUNDING LLC,
Plaintiff, vs.
JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure dated July 19, 2024, and entered in 2022CA003801000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED; JANNIFER CHRISTIAN PIERRE FRANCOIS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; THEODORA BARNETT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 24, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 39, LAKEVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50,

PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 39 QUEENS CT, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 28 day of February, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email:
amanda.murphy@raslg.com
21-145342 - NaP
March 6, 13, 2026 26-00407K



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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- PUBLIC SALE / 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. 53-2024-CA-000631 PHH MORTGAGE CORPORATION, Plaintiff, vs. CHRISTIAN CALO BELEN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 06, 2026, and entered in 53-2024-CA-000631 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and CHRISTIAN CALO BELEN; GOODLEAP, LLC; AQUA FINANCE, INC.; TAYLOR HILLS HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 25, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 39, TAYLOR HILLS, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 179, PAGES 41 THROUGH 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 479 JACKS WAY, 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 in accordance with Florida Statutes, Section 45.031.

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

Dated this 26 day of February, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 23-168610 - RaO March 6, 13, 2026 26-00389K

FIRST INSERTION

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

CASE NO. 53-2024-CA-003568-0000-0015 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF ADMT 2023-NQM3, Plaintiff, vs. BRUNNO D DE OLIVEIRA, et al., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure (90 Day Extended Sale Date) entered on December 22, 2025 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on March 24, 2026 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 12, VILLA DOMANI ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 172, PAGE 39, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 212 Villa Domani Circle, Davenport, FL 33896 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 26, 2026 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwbllaw.com E-mail: kehurch@qpwbllaw.com Attorney for Plaintiff Matter # FL-006698-24 - Case # 53-2024-CA-003568-0000-0015 March 6, 13, 2026 26-00385K

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. 2024CA002488000000 FBC MORTGAGE, LLC, Plaintiff, vs. SELMA NORA JOHNSON, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 04, 2026 in Civil Case No. 2024CA002488000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Selma Nora Johnson, 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 24th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 347, Less East 20 feet thereof, Tarpon Bay Phase 1, according to the map or plat thereof, as recorded in Plat Book 175,

Page(s) 24, 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 24-10034FL March 6, 13, 2026 26-00387K

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 Fran Marie's Photography located at 7955 Princeton Manor Circle in the City of Lakeland, Polk, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of March, 2026 FRANCES MARLER March 6, 2026 26-00416K

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 EVP VENUE located at 5187 US Hwy 98 N in the City of Lakeland, Polk, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of March, 2026 Leonardi Hernandez March 6, 2026 26-00415K

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. 2025CA003350A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JUANA HURTADO DE GUTIERREZ A/K/A JUANA B. HURTADO DE GUTIERREZ; CARLOS GUTIERREZ GOMEZ A/K/A CARLOS ALFREDO GUTIERREZ GOMEZ; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GRACE RANCH PROPERTY OWNERS' ASSOCIATION, INC.; CROSS RIVER BANK; CASTLE CREDIT CO HOLDINGS, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 6, 2026 and entered in Case No. 2025CA003350A000BA, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JUANA HURTADO DE GUTIERREZ A/K/A JUANA B. HURTADO DE GUTIERREZ; CARLOS GUTIERREZ GOMEZ A/K/A CARLOS ALFREDO GUTIERREZ GOMEZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GRACE RANCH PROPERTY OWNERS' ASSOCIATION, INC.; CROSS RIVER BANK; CASTLE CREDIT CO HOLDINGS, LLC; 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 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 133, GRACE RANCH PHASE TWO, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 183, PAGES 47 THROUGH 50, 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. 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 27th 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.: 25-00869 NML V6.20190626 March 6, 13, 2026 26-00396K

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. 2025CA002137A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JACOB L RANDOLPH, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 22, 2026 in Civil Case No. 2025CA002137A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Jacob L Randolph, 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 24th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 47, SHADOW WOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS: BEGIN AT THE NORTH-EAST CORNER OF SAID LOT 47; THENCE SOUTH 00°09'15" EAST, ALONG THE EAST LINE OF SAID LOT 47, A DISTANCE OF 15.00 FEET; THENCE NORTH 43°25'29" WEST, A DISTANCE OF 21.84

FEET TO A POINT ON THE NORTH LINE OF SAID LOT 47, AND TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 3869.72 FEET AND A CENTRAL ANGLE OF 00°13'19", THENCE EASTERLY ALONG SAID NORTH LINE THE ARC OF SAID CURVE TO THE LEFT, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 86°41'51" EAST TO THE POINT OF BEGINNING.

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

/s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-11523FL March 6, 13, 2026 26-00388K

FIRST INSERTION

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

CASE NO.: 2025-CA-000083 LAKE CUMMINGS ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. QUENTIN JOSE GARCIA, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated the 22nd day of January, 2026 and entered in CASE NO.: 2025 CA 000083, of the County Court in and for Polk County, Florida, wherein Lake Cummings Estates Homeowners Association, Inc., is Plaintiff, and Quentin Jose Garcia, Shirley Garcia a/k/a Shirley Garcia, Linea Garcia, Secretary of Housing and Urban Development and Publix Employees Credit Union, I will sell to the highest and best bidder at www.polk.realforeclose.com at 10:00 A.M., on the 24th day of March, 2026, the following described property as set forth in said Final Judgment, to-wit:

Lot 39, Lake Cummings Estates, according to the Plat thereof recorded in Plat Book 139, Pages 26 and 27, of the Public Records of Polk County, Florida. This property is located at the

street address of: 725 Lake Cummings Blvd., Lake Alfred, FL 33850

Any person claiming an interest in the surplus funds from the foreclosure sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

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

Dated this 26 day of February, 2026. Shipwash Law Firm, P.A. 225 S. Swoope Avenue, Suite 110 Maitland, FL 32751 Phone: (407) 274-9913 Telefax: (407) 386-7074 BY: /s/ Tennille Shipwash Tennille M. Shipwash, Esq. Florida Bar No.: 617431 Primary email address: tshipwash@shipwashlegal.com Secondary email address: tsantiago@shipwashlegal.com March 6, 13, 2026 26-00380K

FIRST INSERTION

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

Case No. 532025CA004178A000BA PennyMac Loan Services, LLC Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ida Vargas Villalobos a/k/a Ida Vargas De Villalobos Deceased; et al Defendants.

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

LOT 4, BLOCK 688, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 27 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie

York Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 3/30/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED ON FEB 20 2026.

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

Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F02252 March 6, 13, 2026 26-00374K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT, IN AND FOR POLK, FLORIDA.

CASE No. 2025CA003024A000BA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUZ M. BRUNO AKA LUZ MARIA BRUNO ROSADO, DECEASED, et al., Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUZ M. BRUNO AKA LUZ MARIA BRUNO ROSADO, DECEASED 1911 MYAKKA COURT POINCIANA, FL 34759 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 6, BLOCK 1125, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53 AT PAGES 19 - 28 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 3/30/2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of FEB 19 2026.

Stacy M Butterfield As Clerk of said Court (SEAL) By: Ruthy Pacheco As Deputy Clerk

Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 (25-001543-01) March 6, 13, 2026 26-00399K

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.: 2024CA001433000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JONATHAN C. SEXTON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUILD MORTGAGE COMPANY; UNKNOWN SPOUSE OF JONATHAN C. SEXTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 24 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, DEERFIELD EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 5870 BAMBI DR, LAKELAND, FL 33809 IF YOU ARE A PERSON CLAIM-

ING 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 26 day of February 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ervice@decubaslewis.com 24-01032 March 6, 13, 2026 26-00381K

--- ESTATE / SALES ---

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. 2025CA001458A000BA**
PLAINS COMMERCE BANK,
Plaintiff, vs.
CHRISTOPHER SOWDERS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 03, 2026 in Civil Case No. 2025CA001458A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PLAINS COMMERCE BANK is Plaintiff and Christopher Sowders, 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 24th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 7, MAGNOLIA GROVE,
ACCORDING TO THE PLAT
OR MAP THEREOF, AS RE-
CORDED IN PLAT BOOK 187,PAGE 24 AND 25. PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11692FL
March 6, 13, 2026 26-00386K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26CP-000590
IN RE: ESTATE OF
Terry D. Weeks
deceased.

The administration of the estate of Terry D. Weeks, deceased, Case Number 26CP-000590, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 ON OR BEFORE 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 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 SO 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.

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

/s/ Robert Andrew Weeks
Personal Representative
2116 Trail Cut Road,
Polk City, FL 33868
/s/ MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue Address:
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
March 6, 13, 2026 26-00392K

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

FOURTH INSERTION

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

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

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

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

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

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

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

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

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

Jason Greenwood
District Manager
Feb. 13, 20, 27; Mar. 6, 2026

26-00247K

POLK COUNTY

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND 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:
jrivera@hnh-law.com
Feb. 27; Mar. 6, 2026 26-00354H

SECOND 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

SECOND 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
Straughtn & 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

SECOND 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

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

or email legal@businessobserverfl.com

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

SECOND INSERTION

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

Case No. 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
FLCourtDoes@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

SECOND INSERTION

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

CASE NO.: 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

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

THIRD INSERTION

TS No: 144099-FL APN: 242821-239700-005140 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 3/8/2010, a certain Mortgage Deed of Trust was executed by FIDELA RODRIGUEZ, AN UNMARRIED WOMAN as trustor in favor of BANK OF AMERICA, N.A. as beneficiary, and was recorded on 3/22/2010, as Instrument No. 2010044377, in Book 08098, Page 2046-2056, in the Office of the Recorder of Polk County, Florida; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 6/15/2018, recorded on 8/1/2018, as instrument number 2018163620, book 10567, page 0666-0667, in the office of Polk County, Florida; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the move out of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 2/6/2026 is \$79,716.12; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on 1/09/2026 as Instrument No. 2026006664, notice is hereby given that on 3/26/2026 at

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 FLEDELA 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 mortgage 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

SECOND 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

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 18th day of 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

SECOND 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

SECOND INSERTION

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

CASE NO.:
2025CA004586A000BA
PENNYMAC LOAN SERVICES,
LLC
Plaintiff(s), vs.

JAILENE AQUINO A/K/A JAILENE
AQUINO NIEVES; ALEXANDER
DEREK ROSA ARCE;
CYPRESS PARK ESTATES
PHASE 1 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

SECOND 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,
Devises, 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, Devises, 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 the 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

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. 2025CA004692A000BA
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
LETTIA 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 Pierce, 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
PIERCE, 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

--- ACTIONS / SALES ---

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. 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: MRSservice@mccalla.com Fla. Bar No.: 146803 24-10468FL Feb. 27; Mar. 6, 2026 26-00360K

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. 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: MRSservice@mccalla.com Fla. Bar No.: 146803 24-09891FL Feb. 27; Mar. 6, 2026 26-00359K

SECOND INSERTION

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

CASE NO. 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 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

SECOND 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, vs. 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.; NATOSHIA 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

SECOND INSERTION

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. 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 LUECRESSIE S. BROWN LIVING TRUST, DATED JULY 9, 2004; UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUECRESSIE S. BROWN A/K/A LUECRESSIE 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, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 2, 2026, and entered in Case No. 2025CA000466000000 of the Circuit Court in and for Polk County, Florida, wherein 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 is Plaintiff and UNKNOWN SUCCESSOR TRUSTEE OF THE LUECRESSIE S. BROWN LIVING TRUST, DATED JULY 9, 2004; UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUECRESSIE S. BROWN A/K/A LUECRESSIE 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

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 2, 2026, and entered in Case No. 2025CA000466000000 of the Circuit Court in and for Polk County, Florida, wherein 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 is Plaintiff and UNKNOWN SUCCESSOR TRUSTEE OF THE LUECRESSIE S. BROWN LIVING TRUST, DATED JULY 9, 2004; UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUECRESSIE S. BROWN A/K/A LUECRESSIE 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 March 20, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

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 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

SECOND 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. 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

SECOND 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 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 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

scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yom moun ki enfim ki bezwen akomodasyon pou w ka partise nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek 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 resewa 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

SAVE TIME

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--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 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

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.
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

SECOND 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

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. 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

SECOND 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

SECOND 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/CMP
Feb. 27; Mar. 6, 2026 26-00347K

SECOND 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.

SECOND 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

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

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. 2025CA004561A000BA
FBC 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

SECOND 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

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. 2025CA004561A000BA
FBC 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

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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

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BusinessObserver

The History
How We Got Here

Cradle to Grave

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

BY MILTON & ROSE FRIEDMAN

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

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

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

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

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

At the same time, both before the election and during

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

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

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

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

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

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

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

ROOSEVELT'S UTOPIAN FANTASY

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

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

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

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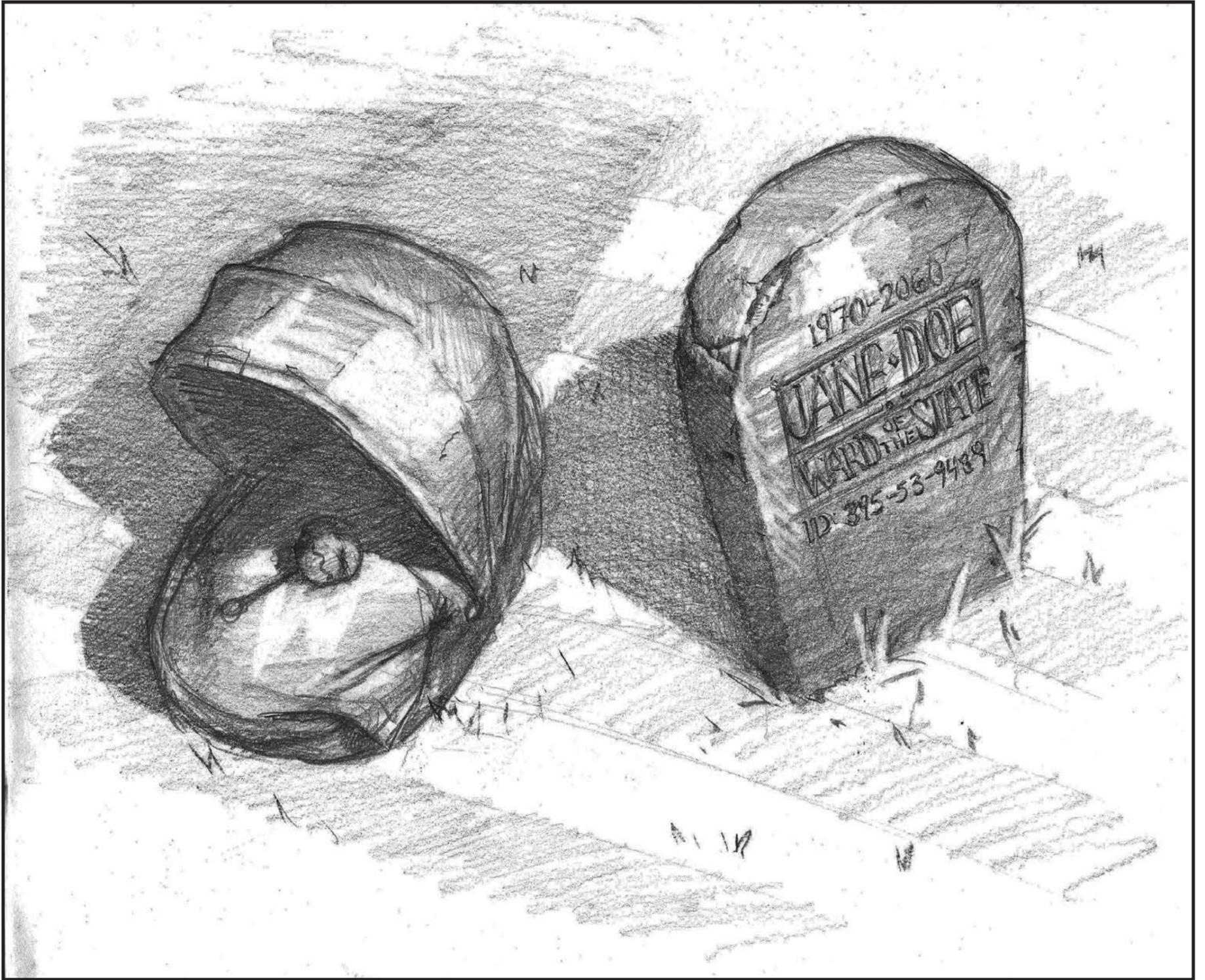


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

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

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

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

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

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

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

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

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

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

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

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

CENTRAL PLANNING TAKES OVER

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

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

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

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

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

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

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

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

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

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

SOCIALIZING RESULTS OF PRODUCTION

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

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

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

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

U.S. government and of the Soviet Union.

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

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

BAD MEANS FOR GOOD OBJECTIVES

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

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

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

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

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