

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Urgent Care at First Street under which (we are) engaged in business at 325 1ST ST N in Winter Haven, FL 33881-4111. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/11/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00458K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Gynecology at Downtown Winter Haven under which (we are) engaged in business at 199 Avenue B NW in Winter Haven, FL 33881-4546. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/9/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00463K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Hematology and Oncology at First Street under which (we are) engaged in business at 325 1ST ST N in Winter Haven, FL 33881-4111. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/9/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00468K

FIRST INSERTION Fictitious Name Notice

Notice is hereby given that CFHC Support Organization, Inc., desiring to engage in business under the fictitious name, Central Florida Health Care Foundation, located at 47 5th Street NW, Winter Haven, FL 33881, intends to register said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 20, 2026 26-00485K

FIRST INSERTION Fictitious Name Notice

Notice is hereby given that Rashad Maarouf, desiring to engage in business under the fictitious name Rashad Maarouf Consulting located at 604 Spanish Pine Road, Davenport, FL 33837, intends to register said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 20, 2026 26-00486K

FIRST INSERTION Fictitious Name Notice

Notice is hereby given that Advantage Plastics Inc. located at 654 Post Ave S.W. in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of March, 2026
All In Plastic Solutions LLC
March 20, 2026 26-00487K

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 Advantage Plastics Inc. located at 654 Post Ave S.W. in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of March, 2026
RENARISO SOLUTIONS
March 20, 2026 26-00488K

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 SecureAfrica located at 3500 posner bldg; 1418 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 13th day of March, 2026
RENARISO SOLUTIONS
March 20, 2026 26-00488K

FIRST INSERTION NOTICE OF SALE

Pursuant to Florida Statute 713.585, Mid-Florida Lien And Title Service, LLC. will sell at public sale for cash the following described vehicle(s) located at lienor's place to satisfy a claim of lien. 2017 KW VIN: 1XKYD-P9X6HJ143920. Lien Amt:\$10735.50. Lienor/LAKELAND FLORIDA KENWORTH. 5004 N COMBEE RD LAKELAND, FL 863-668-9525. 2019 CHEV VIN: 1GCUYDED3KZ27156. Lien Amt:\$15443.20. Lienor/JAH-WORKS AUTO REPAIR CENTER L.L.C. 2021 E MAIN ST LAKELAND, FL 863-603-8990. Sale Date: April 06, 2026, 10:00AM AM. At Mid Florida Lien & Title Service L.L.C. 3001 Aloha Ave. Winter Park FL 32792. Said vehicle(s) may be redeemed by satisfying the lien prior to sale date. You have the right to a hearing at any time prior to sale date by filing a demand for hearing in the circuit court. Owner has the right to recover possession of vehicle by posting a bond in accordance with F.S. 559.917. Any proceeds in excess of the amount of the lien will be deposited with the Clerk of Circuit Court in the county where the vehicle is held.
March 20, 2026 26-00492K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Primary Care at East Central Avenue under which (we are) engaged in business at 500 E Central Ave in Winter Haven, FL 33880-3053. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/12/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00493K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Primary Care at First Street under which (we are) engaged in business at 325 1ST ST N in Winter Haven, FL 33881-4111. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/9/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00459K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Cardiovascular and Thoracic Surgery at First Street under which (we are) engaged in business at 325 1ST ST N in Winter Haven, FL 33881-4441. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/9/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00464K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Podiatry at First Street under which (we are) engaged in business at 325 1ST ST N in Winter Haven, FL 33881-4111. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/11/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00469K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Pediatrics at First Street under which (we are) engaged in business at 325 1ST ST N in Winter Haven, FL 33881-4111. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/11/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00470K

FIRST INSERTION NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:
a 1974 ZIME mobile home, VIN G7274 and the contents therein, if any abandoned by previous owners Michael D. Durgin and Paul Savoie.
on Wednesday, April 8, 2026 at 9:30 a.m. at 1011 Fountainview Lake Drive, Lakeland, FL 33809.
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
Alyssa M. Nohren
FL Bar No. 352410
2033 Main Street
Suite 600
Sarasota, Florida 34237
Telephone: (941) 366-8100
Facsimile: (941) 366-6384
anohren@icardmerrill.com
smenasco@icardmerrill.com
Attorney for Fountainview Estates, LLC
March 20, 27, 2026 26-00481K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group General Surgery at East Central Avenue under which (we are) engaged in business at 500 E Central Ave in Winter Haven, FL 33880-3053. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/12/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00493K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Endocrinology at Downtown Winter Haven under which (we are) engaged in business at 199 Avenue B NW in Winter Haven, FL 33881-4546. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/9/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00460K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Physical Therapy at Cypress Gardens under which (we are) engaged in business at 3000 Woodmont Ave in Winter Haven, FL 33884-3800. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/9/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00465K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Orthopedics at Cypress Gardens under which (we are) engaged in business at 3000 Woodmont Ave in Winter Haven, FL 33884-3800. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/9/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00461K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Nephrology at First Street under which (we are) engaged in business at 325 1ST ST N in Winter Haven, FL 33881-4111. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/9/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00466K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Primary Care at Medeplex under which (we are) engaged in business at 410 Lionel Way, 3rd Floor in Davenport, FL 33837-7809. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Davenport, Polk County, Florida, on 3/11/2026, Polk County, Davenport, FL
March 20, 2026 26-00462K

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Primary Care at Downtown Winter Haven under which (we are) engaged in business at 199 Avenue B NW in Winter Haven, FL 33881-4546. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/9/2026, Polk County, Winter Haven, FL
March 20, 2026 26-00467K

FIRST INSERTION NOTICE AND AGREED ORDER TO SHOW CAUSE

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

CASE NO: 53-2026CA-000636
THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,
Plaintiff, v.

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,
Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, OR TO BE AFFECTED THEREBY:

The above cause comes to be heard upon the Complaint filed herein on February 10, 2026, by The Gardner Trails Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, in the County of Polk, State of Florida, seeking to determine the authority of said District to issue The Gardner Trails Community Development District Special Assessment Bonds in an aggregate principal amount not to exceed \$34,490,000 ("Bonds"), to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that: (a) the District has the power and authority under Chapter 190, Florida Statutes, and other applicable law to undertake the Capital Improvement Plan, to issue the Bonds and all series thereof and to incur the bonded debt as set forth in the Complaint, and to secure the Bonds with the Assessments; (b) the proceedings essential to the authorization and issuance of the Bonds and all series thereof when issued pursuant thereto; the Pledged Revenues, including, without limitation, the Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon; and the Bond Resolution are valid and in conformity with law; (c) the Assessments are supported by sufficient benefit, do not exceed the benefit received by the assessed properties, and are fairly and reasonably allocated across all benefitted properties in accordance with Chapter 170, Florida Statutes, and other applicable law; (d) upon due issuance of the Bonds in conformance with the Bond Resolution and the Indenture, the Bonds will constitute valid and binding special obligations of the District payable solely from and secured by the Pledged Revenues and will be enforceable by their terms as established by the Bond Resolution and the Indenture; (e) the District has the power to plan, finance, acquire,

construct, reconstruct, equip and install, in one or more stages, the Capital Improvement Plan; (f) the Capital Improvement Plan will serve a proper, essential and valid public purpose; (g) the members of the District's Board of Supervisors have been duly and validly elected or appointed in accordance with Chapter 190, Florida Statutes; and (h) this Court may grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court pursuant to Chapter 75, Florida Statutes, and Section 190.016(9), Florida Statutes, and this Court being fully advised in the premises and having jurisdiction over the subject matter and the parties:

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners, and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby and the State of Florida, through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida, are hereby required to appear on Tuesday, June 2, 2026, at 10:15 a.m. in Hearing Room 8B-1, Eighth Floor, Red Elevators at the Polk County Courthouse, 255 North Broadway, Bartow, Florida 33830 before the Honorable Kelly P. Butz, Circuit Court Judge, to show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds and the Assessments should not be granted and the Bonds, the Assessments, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to Show Cause to be published in a newspaper of general circulation published in Polk County, Florida, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, with the first publication to occur not less than twenty (20) days prior to the date set for said hearing, all in accordance with the requirements of Section 75.06, Florida Statutes.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

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, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

DONE AND ORDERED in Polk County, Florida on Friday, March 13, 2026.

/s/ Kelly Butz
Kelly Butz, Circuit Judge
53-2026-CA-000636-A000-BA
03/13/2026 10:51:56 AM
March 20, 27, 2026 26-00516K



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

LV1017Z

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000472
IN RE: ESTATE OF
GLYNDA KAY PERRY,
aka GLENDA KAY DONOVAN
Deceased.

The administration of the estate of GLYNDA KAY PERRY, also known as GLENDA KAY DONOVAN, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: March 20, 2026.

TERI C. KIRKLAND

Personal Representative

1010 South College Street

Scott City, KS 67871

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:

ntservice@hnh-law.com

March 20, 27, 2026

26-00514K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 532026CP000681A000BA
IN RE: ESTATE OF
STANLEY A. MIKANOWICZ,
Deceased.

The administration of the estate of STANLEY A. MIKANOWICZ, Deceased, whose date of death was January 12, 2026, 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 20, 2026.

KATHLEEN MIKANOWICZ,

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

March 20, 27, 2026

26-00484K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 26CP-616
Division Probate
IN RE: ESTATE OF
WILMA C. LYLES
Deceased.

The administration of the estate of Wilma C. Lyles, deceased, whose date of death was October 18, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 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 20, 2026.

Personal Representative:

/s/ Brandi M. King

Brandi M. King

5157 Old Bartow Eagle Lake Road

Winter Haven, Florida 33880

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 20, 27, 2026

26-00524K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 26CP-0646
IN RE: ESTATE OF
Gloria J. Thomason
deceased.

The administration of the estate of Gloria J. Thomason, deceased, Case Number 26CP-0646, 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 20, 2026.

/s/ **Stephen Roy Thomason**

Personal Representative

Address: 5929 June Street,

Lakeland, FL 33812

/s/ MICHAEL H. WILLISON, P.A.

Michael H. Willison, Esquire

114 S. Lake Avenue

Lakeland, Florida 33801

(863) 687-0567

Florida Bar No. 382787

mwillison@mwillison.com

Attorney for Personal Representative

March 20, 27, 2026

26-00509K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000259-A
IN RE: ESTATE OF
DEBORA JEAN WOJNAR,
Deceased.

The administration of the estate of DEBORA JEAN WOJNAR, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

SANDRA DELISLE

Personal Representative

35 Blackstone Drive

Raymond, NH 03077

Robert D. Hines

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 West Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

ntservice@hnh-law.com

March 20, 27, 2026

26-00483K

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-000747-A000-BA
In re Estate of
LOUISE R. MCINTYRE, a/k/a
LUJZA RUBI MCINTYRE
Deceased.

The administration of the Estate of Louise R. McIntyre a/k/a Lujza Rubi McIntyre, deceased, whose date of death was January 14, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 20, 2026.

Personal Representative:

PAULA SMITH

2203 Longleaf Circle

Lakeland, Florida 33810

Attorney for Personal Representative:

MARK E. CLEMENTS

Attorney for Personal Representative

Florida Bar No. 276774

Elder Law Firm of

Clements & Wallace, PL

310 E Main St

Lakeland, FL 33801

Ph: (863) 687-2287

Eml: mclements@mclements.com

2nd Eml: abaustert@mclements.com

March 20, 27, 2026

26-00491K

FIRST INSERTION

NOTICE OF ADMINISTRATION
(intestate)
IN THE CIRCUIT COURT IN AND
FOR POLK COUNTY, FLORIDA
CASE 2026 CP 0746
IN RE ESTATE OF
DEBORAH DEE FARROW,
Deceased

The administration of the Estate of DEBORAH DEE FARROW, deceased, File Number 2026 CP 0746, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in section 90.5021, Florida Statute, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

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 Sec. 732.216-732.228, Fla. Stat., applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211, Fla. Stat. The written demand must be filed with the Clerk.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

WENDELL FARROW

Personal Representative

ROBERT T. MAGILL, ESQUIRE

Florida Bar #64371

MAGILL LAW OFFICES

Post Office Box 922

Orlando, Florida 32802

Telephone: (407) 614-4509

robert@magill-law.com

Attorney for Personal Representative

March 20, 27, 2026

26-00528K

FIRST INSERTION

NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER AN EXEMPT ENTITY TO A REGULATED UTILITY AND AMENDMENT OF CERTIFICATE OF AUTHORIZATION TO EXTEND SERVICE AREA

DOCKET NO. 20260033-W5

APPLICATION FOR TRANSFER OF ASSETS OF EXEMPT UTILITY AND AMENDMENT OF CERTIFICATE NO. 347-S BY SUNSHINE WATER SERVICES COMPANY

DATE OF CUSTOMER NOTICE - 03/12/2026

Notice is hereby given that Sunshine Water Services Company ("SWS"), has filed an Application for Approval for the transfer to it of the wastewater system owned by Placid Lakes Utilities, Inc. ("Placid Lakes") and to amend Wastewater Certificate No. 347-S, to add the following land in Highlands County, Florida, pursuant to Sections 367.045 and 367.071, Florida Statutes, and Rules 25-30.030 and 25-30.037, Florida Administrative Code.

SWS is not requesting a change to the current rates and charges that currently apply to Placid Lakes wastewater customers; therefore, your current rates will not be affected by this transfer. Placid Lakes provides service to water and wastewater systems to the Placid Lakes Subdivision in the following described territory in Highlands County, Florida:

The following is a simplified legal description of Placid Lake's service territory. For the full legal description, please contact SWS at the contact information below.

LEGAL DESCRIPTION

Township 37 South, Range 29 East in Sections 9, 10, 11, 14, 22, and 23.

Township 37 South, Range 29 East in Section 2, 11, 13, and 24.

Common street names affected by the transfer: Catfish Creek Road, Christine Street Northwest, Claremont Avenue, Concord Parkway Northwest, Enos Avenue, Lake Groves Road Northeast, Lake Groves Road Northwest, Placid Lakes Boulevard, Placid View Drive, Seneca Drive Northwest, Tobler Boulevard Northwest, Washington Boulevard Northeast, and Washington Boulevard Northwest.

For more information concerning this notice, please contact SWS at the address below:

Sunshine Water Services Company

200 Weathersfield Ave

Altamonte Springs, FL 32714

Office: (866) 842-8432

Fax: (863) 465-1313

Contact us online: <https://account.myutility.us/account/contact-us.aspx>

Any objection to this application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission,

--- SALES / ACTIONS ---

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. 2024CA003089000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

EMILY REBECCA GONZALEZ A/K/A EMILY GONZALEZ; LUIS REYES; MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 5, 2026 and entered in Case No. 2024CA003089000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and EMILY REBECCA GONZALEZ A/K/A EMILY GONZALEZ; LUIS REYES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on April 7, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 107 OF MATTIE POINTE,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 185, PAGE(S) 44, 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 11th day of March 2026.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00845 NML
V6.20190626
March 20, 27, 2026 26-00474K

FIRST INSERTION

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

CASE NO.: 2022-CA-002010 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.

UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT A. BOSWORTH SR., et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on April 23, 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 98, HARTRIDGE MANOR, according to the Map or Plat thereof as recorded in Plat Book 14, Page 9, Public Records of Polk County, Florida.
Property Address: 900 Avenue X NW, Winter Haven, FL 33881 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 16th day of March, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
March 20, 27, 2026 26-00500K

FIRST INSERTION

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

CIVIL DIVISION

CASE NO. 532024CA002119000000

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

LUIS ANTONIO COLON, JR.; MARTINELIS MARIAMANDA MORALES; KRENSON BAY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of foreclosure dated February 18, 2026, and entered in Case No. 532024CA002119000000 of the Circuit Court in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and LUIS ANTONIO COLON, JR.; MARTINELIS MARIAMANDA MORALES; KRENSON BAY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best

bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on April 21, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 10, KRENSON BAY, ACCORDING TO THE MAP OR PLAT THEREOF IN PLAT BOOK 183, PAGE 39, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

In accordance with the Americans with Disabilities Act of 1990, if you are a person who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

DATED 3/12/2026.

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
1496-202687 /VMR
March 20, 27, 2026 26-00475K

FIRST INSERTION

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

CASE NO.: 2024CC009103 SUNRIDGE WOODS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

MYLICIA PRECIOUS RODGERS, Individually; JAQUAN DEONDRE RODGERS, Individually; SUNRUN INSTALLATION SERVICES INC.; CAPITAL ONE, N.A.; and ALL UNKNOWN TENANTS/OWNERS. Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 10, 2026, and entered in Case Number: 2024CC009103, of the County Court in and for Polk County, Florida, wherein SUNRIDGE WOODS ASSOCIATION, INC., is the Plaintiff, and MYLICIA PRECIOUS RODGERS, Individually; JAQUAN DEONDRE RODGERS, Individually; SUNRUN INSTALLATION SERVICES INC.; CAPITAL ONE, N.A.; and ALL UNKNOWN TENANTS/OWNERS; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 10th day of April, 2026 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 149 Pine Lake View Drive, Davenport, Florida 33837
Property Description: Lot 84, Sunridge Woods Phase Two, according to the map or plat thereof, as recorded in Plat

Book 95, Page(s) 35 through 39, inclusive, of the 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.

/s/ Helena G. Malchow
Patrick J. Burton
Florida Bar No.: 0098460
Arthur Barksdale
Florida Bar No.: 0040628
Rebecca Blechman
Florida Bar No.: 0121474
Nelson Crespo
Florida Bar No.: 0121499
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Jennifer Peattie
Florida Bar No.: 0127602
Shelby Pfannerstill
Florida Bar No.: 1058704
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph. (407) 839-3383 Fx. (407) 839-3384
Service E-Mail:
JDLaw@Orlando-Law.com
Attorney for Plaintiff, Association
March 20, 27, 2026 26-00501K

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. 2025CA003276A000BA SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, vs. LINDA MAPLES, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 05, 2026 in Civil Case No. 2025CA003276A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, is Plaintiff and Linda Maples, 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 7th day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 774, FOXWOOD LAKE ESTATES PHASE THREE, a subdivision according to the plat thereof recorded in Plat Book 82, Pages 23 and 24, of the Public Records of Polk County, Florida, together with an interest in the

common areas. TOGETHER WITH that certain 1987 Manufactured Home, I.D. No(s). PH09996A/B, Title No(s). 50723299 and 44500202, RP Decal No(s). R402970 and R402971.

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
25-12729FL
March 20, 27, 2026 26-00473K

FIRST INSERTION

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

Case No. 2025CA001545A000BA

Division 15 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF YARITZA PACHECO RUIZ A/K/A YARITZA PACHECO, DECEASED, GIOVANNI DIAZ, AS KNOWN HEIR OF YARITZA PACHECO RUIZ A/K/A YARITZA PACHECO, DECEASED, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF YARITZA PACHECO RUIZ A/K/A YARITZA PACHECO, DECEASED CURRENT RESIDENCE UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 133, SUNRISE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 48, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, commonly known as 2724 WILLISTON DRIVE, LAKELAND, FL 33801 has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 4/13/2026, (or 30 days from the first date of publication, whichever is later) 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.

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: MAR 05 2026
CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(COURT SEAL) By: Ruthy Pacheco
Deputy Clerk

Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 (01150)/2529553/and March 20, 27, 2026 26-00476K

FIRST INSERTION

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

CASE NO.: 2024CA004460000000 FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, Plaintiff, v.

LUIS I. ROBLES, SR; UNKNOWN SPOUSE OF LUIS I. ROBLES, SR; ELIA LAVIDIA MATTIENZO; UNKNOWN SPOUSE OF ELIA LAVIDIA MATTIENZO; MARIE GATLIN; MELVIN CHARLES CHATTERS; UNKNOWN SPOUSE OF MELVIN CHARLES CHATTERS; JEMELLE S. BROWN; ARATANA HAJIMARI, LLC; 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.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 2, 2026 entered in Civil Case No. 2024CA004460000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, Plaintiff and LUIS I. ROBLES, SR; UNKNOWN SPOUSE OF LUIS I. ROBLES, SR; ELIA LAVIDIA MATTIENZO; UNKNOWN SPOUSE OF ELIA LAVIDIA MATTIENZO; MARIE GATLIN; MELVIN CHARLES CHATTERS; UNKNOWN SPOUSE OF MELVIN CHARLES CHATTERS; TO DENISE BELL and any parties having an interest in the Estate of Helen Juanita Scott Brown

YOU ARE HEREBY NOTIFIED that the Petitioner, Mid Atlantic Home Solution LLC, has filed a Petition for Summary Administration and Petition to Determine Protected Homestead Status of Real Property in Polk County, Florida for the above estate. You are required to serve a copy of your written defenses, if any, upon Petitioner's attorney WESLEY T. DUNAWAY, ESQ., KOVAR LAW GROUP,

JEMELLE S. BROWN; ARATANA HAJIMARI, LLC, are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at www.polk.realforeclose.com beginning at 10:00 AM on April 16, 2026 the following described property as set forth in said Final Judgment, to-wit:

THE NORTH 70 FEET OF THE SOUTH 76 FEET OF LOTS 4 AND 5, LESS THE EAST 8 FEET OF SAID LOT 4, BLOCK 13, SILVERCREST SUBDIVISION, UNIT TWO, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 18 AND 18A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 1470 3rd St NW, Winter Haven, FL 33881
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Weinstein
Jordan Weinstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 2390.000502
March 20, 27, 2026 26-00499K

FIRST INSERTION

Amended Notice of Action AMENDED NOTICE OF ACTION (amended as date) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA **File No. 2025-CP-004377** **Division Probate** **IN RE: ESTATE OF HELEN JUANITA SCOTT BROWN, Deceased.**

YOU ARE HEREBY NOTIFIED that the Petitioner, Mid Atlantic Home Solution LLC, has filed a Petition for Summary Administration and Petition to Determine Protected Homestead Status of Real Property in Polk County, Florida for the above estate.

You are required to serve a copy of your written defenses, if any, upon Petitioner's attorney WESLEY T. DUNAWAY, ESQ., KOVAR LAW GROUP,

111 N. Orange Ave., Ste. 800, ORLANDO, FL 32801 within thirty days after the first publication of this notice, to wit April 22, 2026, and to file the original with the Clerk of the Court, 255 N. Broadway Ave., Bartow, FL 33830, either before service on the Petitioner's attorney or immediately thereafter, otherwise a default will be entered against you for failing to respond to the Petition for Summary Administration and Petition to Determine Protected Homestead Status of Real Property.

WITNESS MY HAND AND SEAL of this Court on the 6th day of March 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
255 N. Broadway Ave.
Bartow, FL 33830
By: Loretta Hill
Deputy Clerk
Mar 20, 27, Apr. 3, 10, 2026
26-00477K

FIRST INSERTION

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

CASE NO. 2026-CA-000230

CL FUND 3, LLC, Plaintiff, v.

ALLY PROPERTY INVESTMENT GROUP, LLC; JEAN THIERRY ANTOINE, INDIVIDUALLY; TENANT #1; TENANT #2; TENANT #3; 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, GRANTEES, OR OTHER CLAIMANTS, Defendants.

TO: 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, GRANTEES, OR OTHER CLAIMANTS

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

The South 50 feet of the North 100 feet of the West 150 feet of Lot 16 of Imman's Allotment, according to the plat thereof as recorded in Plat Book 2, Page

24, of the Public Records of Polk County, Florida.

Parcel ID Number: 26-28-20-559500-016060

Property Address: 1730 2nd Street NW, A, Winter Haven, Florida 33881

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before April 17, 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.

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 11, 2026
STACY M. BUTTERFIELD
Clerk of the Circuit Court
By: Deputy Clerk
Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
March 20, 27, 2026 26-00478K

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

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2023CC005198000000 DIVISION: J-129 Trust Bank, successor by merger to SunTrust Bank Plaintiff, vs.- Frances M. Palau a/k/a Frances L. Palau; Arlette C. Varela a/k/a Arlette Varela; Maria Antonieta DeSouza; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Norma Rivera a/k/a Norma Esther Rivera a/k/a Norma E. Rivera a/k/a Norma Esther Mendez, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Louise Mendez-Flores, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Elizabeth Flores; Unknown Spouse of Arlette C. Varela a/k/a Arlette Varela; Unknown Spouse of Elizabeth Flores; Florida Housing Finance Corporation; City of Lakeland, Florida; Clerk of Circuit Court of Polk County, Florida; Wilson Flores; Unknown Spouse of Wilson Flores; PGSR Holdings LLC; The Estate of Norma Rivera; Luis Joel Miranda; Emmanuel Miranda; Hector M. Berrios; Xavier Mendez; Maria R. Berrios; Cielo Berrios; Eddie Mendez; Oliver Mendez; Mercedes Mendez; Carmen Mendez; Annie Mendez; Burnilda Mendez; Mercedes Mendez; Louis Mendez-Flores; Unknown Spouse of Luis Joel Miranda; Unknown Spouse of Emmanuel Miranda; Unknown Spouse of Hector M. Berrios; Unknown Spouse of Xavier Mendez; Unknown Spouse of Maria R. Berrios; Unknown Spouse of Cielo Berrios; Unknown Spouse of Eddie Mendez; Unknown Spouse of Oliver Mendez; Unknown Spouse of Mercedes Mendez; Unknown Spouse of Carmen Mendez; Unknown Spouse of Annie Mendez; Unknown Spouse of Burnilda Mendez; Unknown Spouse of Mercedes

Mendez; Unknown Spouse of Louis Mendez-Flores Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CC005198000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Trust Bank, successor by merger to SunTrust Bank, Plaintiff and Frances M. Palau a/k/a Frances L. Palau are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on March 31, 2026, the following described property as set forth in said Final Judgment, to-wit: LOT 28, LAKE RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 14 AND 15, 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 COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770. 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 23-329253 FC01 SUT March 20, 27, 2026 26-00513K

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. 2023CA005634000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA BLACK, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2026, and entered in 2023CA005634000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA BLACK, DECEASED; GOODLEAP, LLC; PORCHIA M. BRESEMAN; KESHIA RANAE BLACK; MARISHIA LEIGH BLACK; SETH BLACK; PORCHIA BRESEMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EARL L. BLACK A/K/A EARL LESTER BLACK, JR 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 April 07, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 86 AND 87, SOUTH LAKE WALES UNIT NUMBER

ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 39 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 5040 WASHINGTON ST, LAKE WALES, FL 33859 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 17 day of March, 2026. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 22-056839 - NaP March 20, 27, 2026 26-00523K

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. 2025CA004864A000BA PennyMac Loan Services, LLC Plaintiff, vs. Javont Williams; Unknown Spouse of Javont Williams; Lake Bentley Shores, Inc. Defendants. TO: Javont Williams and Unknown Spouse of Javont Williams Last Known Address: 1920 East Edgewood Drive, Unit #D4, Lakeland, FL 33803 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: UNIT NO. D-4, BUILDING D, OF LAKE BENTLEY SHORES CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED MAY 4, 1981 IN OFFICIAL RECORDS BOOK 2013, PAGE 2242, AS AMENDED IN OFFICIAL RECORDS BOOK 2261, PAGE 1504 AND AMENDED IN OFFICIAL RECORDS BOOK 2328, PAGE 1574, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before April 3rd, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON 2/25/26. Stacy M. Butterfield As Clerk of the Court (SEAL) By Sebastian Irlanda As Deputy Clerk Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F03180 March 20, 27, 2026 26-00479K

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: Ian Jose Villalobos Vargas a/k/a Ian J. Villalobos Last Known Address: 1225 Baldorioty,Ponce, PR 00717 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, Es-

quire, 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 April 8th, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON 3/2/26. Stacy M. Butterfield As Clerk of the Court (SEAL) By Sebastian Irlanda 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 20, 27, 2026 26-00490K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CC-005863 Bridgeford Crossing Homeowners' Association, Inc., a Florida not-for-profit corporation Plaintiff, v. Tara Lennette Hines, The Independent Savings Plan Company, DBA ISPC, and All Unknown Parties by and Through under, and Unknown Spouse of Tara Lennette Hines, Unknown Tenant 1, Unknown Tenant 2, Against the Herein Named Individual Defendants Who Are Not Known to be Dea, Defendant(s). NOTICE IS GIVEN that pursuant to an Amended Final Judgment of Foreclosure dated March 1, 2026, in Case No. 2022-CC-005863, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC. is the Plaintiff and Tara Lennette Hines, The Independent Savings Plan Company, DBA ISPC, and All Unknown Parties by and Through under and Against the Herein Named Individual Defendants Who Are Not Known to Be Dea are the Defendant(s), Stacy M. Butterfield, CPA, The Clerk of Court will sell to the highest and best bidder for cash online at https://www.polk.realforeclose.com, at 10:00 a.m. on April 2, 2026, the fol-

lowing described property as set forth in said Final Judgment, to wit: Lot 128, of Bridgeford Crossing, According to the Plat thereof, as recorded in Plat Book 140, at Page(s) 10-11, 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 OWNERS 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 ON March 13, 2026 By: David M. Dilts, Esquire Florida Bar No: 68615 Attorney for Plaintiff KAYE BENDER REMBAUM, P.L. • 1200 PARK CENTRAL BOULEVARD SOUTH • POMPANO BEACH, FLORIDA 33064 TELEPHONE (954) 928-0680 March 20, 27, 2026 26-00512K

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. 2025-CA-004726 Freedom Mortgage Corporation Plaintiff, vs. Steve Jarrett; Unknown Spouse of Steve Jarrett; Winter Haven Harbour Apartments, Inc. Defendants. TO: Steve Jarrett and Unknown Spouse of Steve Jarrett Last Known Address: 1700 6th St. NW B24, Winter Haven, FL 33881 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: PARCEL I: AN ABSOLUTE AND INDEFEASIBLE FEE SIMPLE TITLE IN AND TO AN UNDIVIDED ONE-SIXTY-THIRD (1/63) INTEREST IN AND TO THAT CERTAIN PARCEL OR PARCELS OF LAND DESIGNATED AS LOT A, AS EXEMPLIFIED, REFERRED TO AND SET FORTH IN THE SURVEY WHICH IS AN EXHIBIT TO THE DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 848, AT PAGE 536, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH ALL BUILDINGS, IMPROVEMENTS AND APPURTENANCES THEREON LOCATED. PARCEL II: AN ABSOLUTE AND INDEFEASIBLE FEE SIMPLE TITLE IN AND TO ALL OF APARTMENT UNIT 24, BEING SITUATED ON THE 2ND FLOOR OF BERKELEY HOUSE, WINTER HAVEN HARBOUR APARTMENTS, ACCORDING TO THE FLOOR PLAN WHICH IS A PART OF THE PLOT PLANS AND SURVEY WHICH ARE AN EXHIBIT TO THE DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 848, AT PAGE 536, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SAID APARTMENT UNIT 24, OF BERKELEY HOUSE CONSTITUTES ALL OF THE SPACE OR AREA LOCATED WITHIN THE PERIMETER OF THE UNFINISHED AND UNDECORATED WALLS, FLOORS AND CEILINGS OF SAID APARTMENT UNIT 24 OF BERKELEY HOUSE AS

SHOWN AND SET OUT IN SAID DECLARATION AND EXHIBIT THERETO. PARCEL III: A PERPETUAL AND NON-EXCLUSIVE EASEMENT IN COMMON WITH, BUT NOT LIMITED TO, ALL OTHER OWNERS OF UNDIVIDED INTERESTS IN THE LAND AND IMPROVEMENTS DESCRIBED ABOVE IN PARCEL I, FOR EGRESS AND INGRESS AND WITH ALL OF THE PUBLIC PASSAGEWAYS, COMMON AREAS AND FACILITIES UPON THE LAND DESCRIBED IN PARCEL I, AND MORE PARTICULARLY DESCRIBED AND IDENTIFIED IN THE AFORESAID RECORDED DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 848, AT PAGE 536, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH ALL THE RIGHTS, POWERS AND PRIVILEGES INURING TO THE BENEFIT OF ALL OWNERS OF UNDIVIDED INTERESTS IN THE LAND AND IMPROVEMENTS DESCRIBED IN PARCEL I ABOVE. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, 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 April 8th, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON 3/2/26. Stacy M. Butterfield As Clerk of the Court (SEAL) By Sebastian Irlanda As Deputy Clerk Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F03395 March 20, 27, 2026 26-00489K

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. 532025CA002408A000BA FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF INEZ H. WATSON, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2026, and entered in 532025CA002408A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF INEZ H. WATSON, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MICHELE WITHERINGTON 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 April 07, 2026, the following described property as set forth in said Final Judgment, to wit: COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 24 EAST, RUN SOUTH 89°48'20" EAST ALONG THE NORTH BOUNDARY THEREOF 439.04 FEET TO

THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°48'20" EAST 115.0 FEET; THENCE SOUTH 0°23'20" EAST 150.0 FEET; THENCE NORTH 89°48'20" WEST 115.0 FEET; THENCE NORTH 0°23'20" WEST 150.0 FEET TO THE POINT OF BEGINNING. BEING LOT 20 OF THE UNRECORDED ORANGE VALLEY SUBDIVISION. Property Address: 629 ORANGE VALLEY CIRCLE, LAKE LAND, FL 33813 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 17 day of March, 2026. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 25-309523 - NaP March 20, 27, 2026 26-00521K

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT FOR AMENDED AMENITIES POLICIES AND RATES BY THE STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT In connection with its ownership and operation of certain recreational amenity facilities and improvements ("Amenities"), and in accordance with Chapters 120 and 190, Florida Statutes, the Stuart Crossing Community Development District ("District") hereby gives notice of its intention: (i) to establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) to develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) to establish violation and penalty policies (collectively, "Amended Amenities Policies and Rates"). The proposed rule number is [2026-2]. The purpose and effect of the Amended Amenities Policies and Rates are to provide for efficient and effective District operations of the Amenities and other properties by setting policies

and regulations to implement the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amended Amenities Policies and Rates includes Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended. A public hearing on the adoption of the proposed Amended Amenities Policies and Rates will be conducted by the District on May 4, 2026 at 1:00 p.m. at Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809. A preliminary copy of the proposed Amended Amenities Policies and Rates may be obtained, without cost, by contacting the District Manager at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at 561-571-0010 or by e-mail at lansfordj@whassociates.com. Jordan Lansford District Manager March 20, 2026 26-00502K

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CC007040

TAYLOR GROVES HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. RODNEY DESHUN WILLIAMS, Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 3/7/2026, in Case No.: 2025CC007040 of the County Court in and for Polk County, Florida, wherein TAYLOR GROVES HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and RODNEY DESHUN WILLIAMS, et al., is the Defendant. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 4/10/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 98, TAYLOR GROVES, according to the plat as recorded in Plat Book 202, Pages 11, of the Public Records of Polk County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: March 16, 2026
By: /s/Chad Sweating
Chad Sweating, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
March 20, 27, 2026 26-00510K

FIRST INSERTION

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

CASE NO.: 2025CA005271
BELLE HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ROSMARI GIOVANNA CORDERO SANCHEZ, individually; UNKNOWN SPOUSE OF ROSMARI GIOVANNA CORDERO SANCHEZ, Defendants.

TO: Rosmari Giovanna Cordero Sanchez
2759 Fetching Trail
Davenport, Florida 33896
Unknown Spouse of Rosmari Giovanna Cordero Sanchez
2759 Fetching Trail
Davenport, Florida 33896

YOU ARE NOTIFIED THAT AN ACTION TO ENFORCE AND FORECLOSE A CLAIM FOR UNPAID HOMEOWNERS' ASSOCIATION ASSESSMENTS AGAINST THE REAL PROPERTY IN POLK COUNTY FLORIDA, COMMONLY KNOWN AS 2759 FETCHING TRAIL, DAVENPORT, FLORIDA 33896, AND MORE PARTICULARLY DESCRIBED AS:

Lot 175, of Belle Haven Phase 1, according to the map or plat thereof, as recorded in Plat Book 191, at Page(s) 30 through 35, 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: 3/10/26
Default date: 4/16/26
Stacy M. Butterfield
Clerk of the Court for Polk County, Florida
(SEAL) By: Sebastian Irlanda
Deputy Clerk

DI MASI | BURTON, P.A., the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801
March 20, 27, 2026 26-00505K

FIRST INSERTION

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

CASE NO. 2024-CA-001180
WILMINGTON SAVINGS FUND SOCIETY FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C, PLAINTIFF, VS. ESTATE OF RANDOLPH W. GALLER, DECEASED, et al., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 10, 2026 entered in Civil Case No. 2024-CA-001180 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C is Plaintiff and ESTATE OF RANDOLPH W. GALLER, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF RANDOLPH W. GALLER, DECEASED, are Defendant(s).

The Clerk, Stacy M. Butterfield, CPA will sell to the highest bidder for cash, by electronic sale beginning at 10:00 A.M. on the prescribed date at www.polk.realforeclose.com on April 14, 2026 the following described property as set forth in said Final Judgment, to wit:

TRACT E-36 OF LAKE VIEW RANCHES, AN UNRECORDED SUBDIVISION, MORE FULLY DESCRIBED AS: THE EAST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 330 FEET OF THE EAST 264 FEET OF THE WEST 147 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR

ROAD PURPOSES OVER THE SOUTH 25 FEET THEREOF.

AND THE NORTH 305 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 1122 FEET THEREOF, BEING TRACT E-37 OF LAKE VIEW RANCHES, AND UNRECORDED SUBDIVISION. TOGETHER WITH A 1996 PALM MOBILE HOME L.D.NOS PH098452AFL AND PH098452BFL.

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 This 16th day of March, 2026.
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Email: service@mlls-pa.com
BY: Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
March 20, 27, 2026 26-00511K

FIRST INSERTION

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

CASE NO. 2025CA004628A000BA
EQUITY PRIME MORTGAGE LLC, Plaintiff, vs. WILLIAM DAVID COLT A/K/A WILLIAM E COLT A/K/A WILLAN COTT A/K/A WILL COLT, et al., Defendant.

TO: WILLIAM DAVID COLT A/K/A WILLIAM E COLT A/K/A WILLAN COTT A/K/A WILL COLT
Last Known Address: 718 VERONA AVE DAVENPORT FL 33837
UNKNOWN SPOUSE OF WILLIAM DAVID COLT A/K/A WILLIAM E COLT A/K/A WILLAN COTT A/K/A WILL COLT
Last Known Address: 718 VERONA AVE DAVENPORT FL 33837

You are notified of an action to foreclose a mortgage on the following property in POLK County:

LOT 168, REGAL PALMS AT HIGHLAND RESERVE, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 718 Verona Ave Davenport, FL 33837

The action was instituted in the Circuit Court, First Judicial Circuit in and for POLK County, Florida; Case No.

2025CA004628A000BA; and is styled EQUITY PRIME MORTGAGE LLC v. WILLIAM DAVID COLT A/K/A WILLIAM E COLT A/K/A WILLAN COTT A/K/A WILL COLT; UNKNOWN SPOUSE OF WILLIAM DAVID COLT A/K/A WILLIAM E COLT A/K/A WILLAN COTT A/K/A WILL COLT; REGAL PALMS OWNERS ASSOCIATION INC; UNKNOWN TENANT IN POSSESSION 1 and UNKNOWN TENANT IN POSSESSION 2. You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before 4/13/2026, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: MAR 05 2026
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: R. Pacheco
As Deputy Clerk

Michelle DeLeon, Esq.,
Plaintiff's attorney,
300 S. Orange Ave., Ste. 1000,
Orlando, FL 32801
4934-5546-7665, v. 2
March 20, 27, 2026 26-00506K

FIRST INSERTION

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

CASE NO.: 2025CA000043000000
HOUSING GROUP RECOVERY FUND LP, Plaintiff, v. DOLORES M. DE VELEZ A/K/A DOLORES M. DEVELEZ, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated February 23, 2026, issued in and for Polk County, Florida, in Case No. 2025CA000043000000, wherein HOUSING GROUP RECOVERY FUND LP is the Plaintiff, and DOLORES M. DE VELEZ A/K/A DOLORES M. DEVELEZ, UNKNOWN TENANT #1 N/K/A NELSON H. PEREZ and UNKNOWN TENANT #2 N/K/A NELSON L. PEREZ are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on May 26, 2026, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 17, BLOCK 117, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED

IN PLAT BOOK 52, PAGES 19 THROUGH 31 INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 534 Koala Dr., Poinciana, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: This 16th day of March, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
March 20, 27, 2026 26-00507K

FIRST INSERTION

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

CASE NO.: 2024CA000693000000
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B, Plaintiff, v. CHRISTOPHER FRANKLIN, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents dated November 13, 2024, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated March 06, 2026, issued in and for Polk County, Florida, in Case No. 2024CA000693000000, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B is the Plaintiff, and CHRISTOPHER FRANKLIN, CITY OF LAKE LAND, A FLORIDA MUNICIPAL CORPORATION, ROBERT W. BARFIELD, D/B/A PEST STOP PEST MANAGEMENT, INC. AND UNKNOWN TENANT #1 N/K/A BETTINA DIXON are the Defendants.

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

Leases and Rents, to wit:
THE SOUTH 1/2 OF LOT 5, BLOCK B, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 109, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 621 W 4th St, Lakeland, FL 33805
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: This 16th day of March, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
March 20, 27, 2026 26-00508K

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. 2025CA001966A000BA
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JUAN DE LIRA PERADA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 20, 2026, and entered in 2025CA001966A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and JUAN DE LIRA PERADA; YOELDA ROGEL DE LIRA A/K/A ROGEL DE LIRA YOELDA A/K/A YOELDA R. DE LIRA; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on April 07, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 25 FEET OF LOT 9 AND ALL OF LOT 10, BLOCK A, HILLCREST SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 606 RIDGE-

WOOD AVE, 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 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 17 day of March, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-304802 - NaP
March 20, 27, 2026 26-00522K

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. 2025CA004566A000BA
Freedom Mortgage Corporation 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 Dorothy Catena-Mileto a/k/a Dorothy Mileto Catena a/k/a Dorothy Mileto, Deceased; Vincent Mileto; John Francis Catena a/k/a John F. Catena a/k/a John Catena; Nicholas Joseph Mileto a/k/a Nicholas Mileto; Gianna Marie Mileto a/k/a Gianna Mileto; Providence Community Association, Inc.; Armstrong Aluminum, Inc. 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 Dorothy Catena-Mileto a/k/a Dorothy Mileto Catena a/k/a Dorothy Mileto, 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 196, OF GARDEN HILL AT PROVIDENCE - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 195, PAGE 42, 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 Orlando F. Amador, 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 4/13/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON MAR 05 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Ruthy Pacheco
As Deputy Clerk

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02846
March 20, 27, 2026 26-00480K

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. 2025CA002657A000BA
COMPU-LINK CORPORATION, DBA CELINK, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEOLA MCGRIFF, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2026, and entered in 2025CA002657A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein COMPU-LINK CORPORATION, DBA CELINK is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEOLA MCGRIFF, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JAMES MCGRIFF JR.; WALTER MCGRIFF; LUTRICA SMITH; TAMMY MCGRIFF 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 April 07, 2026, the following described property as set forth in said Final Judgment, to wit:

COVE UNIT NO. 3" AS PER PLAT RECORDED IN PLAT BOOK 46, PAGE 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1114 CARE-FREE COVE DRIVE, WINTER HAVEN, FL 33881

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 17 day of March, 2026.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
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
25-312476 - NaP
March 20, 27, 2026 26-00520K

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

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

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File #2026 CP 556 IN RE: THE ESTATE OF DEBRA LYNN RALLS Deceased.

The administration of the estate of DEBRA LYNN RALLS, deceased, whose date of death was January 16, 2026, File Number 2026 CP 556, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, 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 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 Florida Statutes 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes 732.2211.

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

NOTWITHSTANDING THE TIME 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 20, 2026.

Personal Representative:

DANIEL RALLS
3521 NE Kimbal Road
Topeka, Kansas, 66617
Attorney for Personal Representative:
/s/ Carol L. Hill, Esquire
Carol L. Hill, Esquire
Florida Bar No. 52227
chill@carol-hill.com
101 E Wall Street
Frostproof, FL 33843
(863) 635-4400
Fax (863) 978-1761
March 20, 27, 2026 26-00482K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2026 CP 0746 IN RE ESTATE OF DEBORAH DEE FARROW, Deceased

The administration of the Estate of DEBORAH DEE FARROW, deceased, whose date of death was December 8, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

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 Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211, Fla. Stat. The written demand must be filed with the Clerk.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or

unliquidated claims, on whom a copy of this Notice is 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 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, including unmatured, contingent, or unliquidated claims, 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.

Publication of this Notice first occurred on March 20, 2026

WENDELL FARROW
Personal Representative
ROBERT T. MAGILL, ESQUIRE
Florida Bar #64371
MAGILL LAW OFFICES
Post Office Box 922
Orlando, Florida 32802
Telephone: (407) 614-4509
Email: robert@magill-law.com
Attorney for Personal Representative
March 20, 27, 2026 26-00529K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2023-CA-004913 DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs.

**KEVIN N. MARTIN SINCLAIR,
et al.,
Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on March 10, 2026, and the Summary Final Judgment of Foreclosure entered on September 11, 2024 in Case No. 53-2024-CA-004913 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein DATA MORTGAGE, INC. DBA ESSEX MORTGAGE is Plaintiff, and KEVIN N. MARTIN SINCLAIR, KATIA C. MARTIN SINCLAIR, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SI MORTGAGE COMPANY, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ASSOCIATION OF POINCIANA VILLAGES, INC. and POINCIANA VILLAGE SEVEN ASSOCIATION, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 14th day of April 2026, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 3139, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 2087 RIO GRANDE CANYON LOOP, KISSIMMEE, FL 34759

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 11th day of March 2026.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: 561-507-5252 /
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
March 20, 27, 2026 26-00526K

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2024-CC-10228

**CALABAY PARC AT TOWER LAKE
HOMEOWNERS ASSOCIATION,
INC., a not-for-profit Florida
corporation,
Plaintiff, vs.**

**THE DARIUS KIDS LIVING
TRUST; AND UNKNOWN
TENANT(S),
Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as:

Lot 163, CALABAY PARC AT TOWER LAKE PHASE TWO, according to the Plat thereof as recorded in Plat Book 136, Page 45, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 243 Minniehaha Circle, Haines City, FL 33844

at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on April 17, 2026

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE

SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail: Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
March 20, 27, 2026 26-00525K

FIRST INSERTION

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

532024CA003501000000
MIDFIRST BANK
Plaintiff, v.

UNKNOWN SPOUSE OF
ALEXANDER ANDUJAR,
JR. A/K/A ALEXANDER
ANDUJAR; UNKNOWN TENANT
1; UNKNOWN TENANT 2;
ALEXANDER ANDUJAR, JR.
A/K/A ALEX ANDUJAR JR;
ASSOCIATION OF POINCIANA
VILLAGES, INC.; OLIPHANT
FINANCIAL, LLC; POINCIANA
VILLAGE EIGHT ASSOCIATION,
INC.; UNITED STATES OF
AMERICA, DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT; WELLS FARGO
BANK, N.A. AS SUCCESSOR
ADMINISTRATIVE AGENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 5, 2026, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 17, BLOCK 840, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA.
a/k/a 216 MAPLE DR, POINCIANA, FL 34759-5583

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on April 21, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 16 day of March, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000008978
March 20, 27, 2026 26-00527K

PUBLISH YOUR LEGAL NOTICE

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

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

Email legal@businessobserverfl.com

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

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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: **532026CA00011A000BA**
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2025-1,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALBERT B. BAKER, JR., et al.,
Defendant(s).
TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALBERT B. BAKER, JR.
Whose last known residence(s) is/are 817 SE Pine Ave., Fort Meade, FL 33841.
AND: DWAYNE LAMAR BAKER
Whose last known residence(s) is/are 817 SW Pine Ave., Fort Mead, FL 33841.
YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by 4/20/26, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 7, WINFIELD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 25-31-34-484720-000070
A/K/A 817 SE PINE AVE., FORT MEADE, FL 33841
If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, 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 at Polk County this 12th day of March, 2026.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By Sebastian Irlanda
Deputy Clerk
Damian G. Waldman, Esq.,
Law Offices of
Damian G. Waldman, P.A.,
PO Box 5162,
Largo, FL 33779,
telephone (727) 538-4160,
facsimile (727) 240-4972,
service@dwaldmanlaw.com
March 20, 27, 2026 26-00517K

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. **2025CA002136A000BA**
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
TERRY WARNER LANZER, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 11, 2026 in Civil Case No. 2025CA002136A-000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Terry Warner Lanzer, 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 13th day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 190, OF BRIARGROVE THIRD ADDITION, ACCORDING TO THE PLAT THERE-

OF, AS RECORDED IN PLAT BOOK 102, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
/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
25-11999FL
March 20, 27, 2026 26-00531K

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.: **2025CA004293A000BA**
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
BRUCE ANDERSON; FLORIDA HOUSING CORPORATION; POLK COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF BRUCE ANDERSON; UNKNOWN TENANT
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 17 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 9, ITTCHEPACKESASSA CREEK UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE(S) 15 AND 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1609 ITTCHEPACKESASSA DR, LAKELAND, FL 33810
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.
Dated this 18 day of March 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-04117
March 20, 27, 2026 26-00532K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
CASE NO. **2025CA00511A000BA**
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DANIELLE CORRINE COLLINS A/K/A DANIELLE COLLINS, et al.,
Defendant.
TO: JAMES REESE, 5802 DRIFTWOOD DR, WINTER HAVEN, FL 33884
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 2 AND THE SOUTH 6 FEET OF LOT 1, HIGHLAND HARBOR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGES 36, 37 AND 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT THE ADDITIONAL RIGHT-OF-WAY FOR CYPRESS GARDENS ROAD.
has been filed against you and you are required to serve a copy of you written defenses, if any, to it 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 4/16/26 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 10th day of March, 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
Email: AccountsPayable@mccalla.com
25-14301FL
March 20, 27, 2026 26-00518K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: **53-2025-DR-007235-0000-00**
IN THE MATTER OF THE ADOPTION OF RAELENN MARIE SANDERS,
Adoptee.
TO: Unknown Biological Father, {Respondent's last known address} unknown
YOU ARE HEREBY NOTIFIED that an action for adoption has been filed against you in this Court. You are required to serve a copy of your written defenses, if any, to it on Eddy Dean Sanders II, whose address is 1203 Burlington Ct, Auburndale, FL 33823, on or before 4/20/26, and file the original with the Clerk of this Court at: 255 N Broadway Ave, Bartow, FL 33830, before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition for Adoption.
Copies of all court documents in this case, including Orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.
Dated: 3/13/26.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) By: Nicholas Eidenschink
Deputy Clerk
IF A NON-LAWYER HELPED YOU FILL OUT THIS FORM, HE/SHE MUST FILL IN THE BLANKS BELOW: I, Thomas Brown from www.Stepparent Adoption Forms.com, a non-lawyer located at 29834 N. Cave Creek Rd Ste 118-145, Cave Creek, AZ 85331, 888-228-9742, helped Eddy Dean Sanders II, who is the petitioner, fill out this form by internet access.
Mar. 20, 27; Apr. 3, 10, 2026 26-00519K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. **2025 CC 008781**
RIVER RANCH CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
HOLLY BRANCH YOUNG; UNKNOWN SPOUSE OF HOLLY BRANCH YOUNG; UNKNOWN BENEFICIARIES OF THE HIGH H. BRANCH JR. REVOCABLE TRUST AGREEMENT DATED JULY 13, 2005 AND UNKNOWN TENANT #1 DEFENDANTS.
TO: Holly Branch Young
3200 River Ranch Blvd., Unit 307
Lake Wales, FL 33898
Unknown Spouse of Holly Branch Young
3200 River Ranch Blvd., Unit 307
Lake Wales, FL 33898
Holly Brach Young
3552 Cherry Ridge Trail
Decatur, GA 30034
Unknown Spouse of Holly Brach Young
3552 Cherry Ridge Trail
Decatur, GA 30034
Unknown Spouse of Holly Branch Young
3552 Cherry Ridge Trail
Decatur, GA 30034
Unknown Beneficiaries of the Hugh H. Branch, Jr. Revocable Trust Agreement dated July 13, 2005
2801 Bacom Point Rd.
Pahokee, FL 33476

FIRST INSERTION

NOTICE AND AGREED ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY, FLORIDA
CASE NO: **53-2026CA-000614**
BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,
Plaintiff, v.
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,
Defendants.
TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, OR TO BE AFFECTED THEREBY:
The above cause comes to be heard upon the Complaint filed herein on February 9, 2026, by Bellaviva Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, in the County of Polk, State of Florida, seeking to determine the authority of said District to issue Bellaviva Community Development District Special Assessment Bonds in an aggregate principal amount not to exceed \$18,685,000 ("Bonds"), to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that: (a) the District has the power and authority under Chapter 190, Florida Statutes, and other applicable law to undertake the Capital Improvement Plan, to issue the Bonds and all series thereof and to incur the bonded debt as set forth in the Complaint, and to secure the Bonds with the Assessments; (b) the proceedings essential to the authorization and issuance of the Bonds and all series thereof when issued pursuant thereto; the Pledged Revenues, including, without limitation, the As-

sessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon; and the Bond Resolution are valid and in conformity with law; (c) the Assessments are supported by sufficient benefit, do not exceed the benefit received by the assessed properties, and are fairly and reasonably allocated across all benefited properties in accordance with Chapter 170, Florida Statutes, and other applicable law; (d) upon due issuance of the Bonds in conformance with the Bond Resolution and the Indenture, the Bonds will constitute valid and binding special obligations of the District payable solely from and secured by the Pledged Revenues and will be enforceable by their terms as established by the Bond Resolution and the Indenture; (e) the District has the power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Capital Improvement Plan; (f) the Capital Improvement Plan will serve a proper, essential and valid public purpose; (g) the members of the District's Board of Supervisors have been duly and validly elected or appointed in accordance with Chapter 190, Florida Statutes; and (h) this Court may grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court pursuant to Chapter 75, Florida Statutes, and Section 190.016(9), Florida Statutes, and this Court being fully advised in the premises and having jurisdiction over the subject matter and the parties:
NOW, THEREFORE,
IT IS ORDERED that all taxpayers, property owners, and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby and the State of Florida, through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida, are hereby required to appear on Wednesday, May 13, 2026, at 4:45 p.m. before the Honorable Jennifer A. Swenson, Circuit Court Judge, to show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds and the Assessments should not be granted and the Bonds, the Assessments, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint.
PLEASE TAKE NOTICE that the Order and Show Cause Hearing will take place remotely via Microsoft Teams Videoconferencing. Click the following link to join the hearing:
https://teams.microsoft.com/l/meetup-join/19:meeting_NGEOMjJhYjEtOWZlZS00YmYlLTg0MjEtZjRkZTUxNzZlNWQ0@thread.v2/0?context=%7B%22Tid%22%3A%229f6a6b68-a956-435b-9525-d101c66e0851%22%2C%22Oid%22%3A%226f6fa28-55c6-42c9-a78d-4b33852689bb%22%7D

If you received a paper copy of this Notice of Hearing, this link is also accessible from the Court Administration's web site through the following procedure: Navigate through the browser to <http://www.jud10.flcourts.org/>. On the right side of the page, click "Click here for Polk County Virtual Courtroom Links", then click "Polk Circuit Civil", then click "Click here to enter Polk Civil Division 15 Virtual Courtroom".
Use of communication technology for hearings is governed by Fla. R. Gen. Prac. & Jud. Admin. 2.530.
Alternatively, non-testifying participants may appear telephonically by dialing the number and entering the conference ID appearing below:
Call in by phone and use ID.
+1 863-225-4022, Conference ID: 792 928 012#
IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to Show Cause to be published in a newspaper of general circulation published in Polk County, Florida, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, with the first publication to occur not less than twenty (20) days prior to the date set for said hearing, all in accordance with the requirements of Section 75.06, Florida Statutes.
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.
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, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
ORDERED in Polk County, Florida on Thursday, March 5, 2026.
/s/ Jennifer Swenson
Jennifer Swenson, Circuit Judge
53-2026-CA-000614-A000-BA
03/05/2026 10:22:32 AM
March 20, 27, 2026 26-00515K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. **2025 CC 008781**
RIVER RANCH CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
HOLLY BRANCH YOUNG; UNKNOWN SPOUSE OF HOLLY BRANCH YOUNG; UNKNOWN BENEFICIARIES OF THE HIGH H. BRANCH JR. REVOCABLE TRUST AGREEMENT DATED JULY 13, 2005 AND UNKNOWN TENANT #1 DEFENDANTS.
TO: Holly Branch Young
3200 River Ranch Blvd., Unit 307
Lake Wales, FL 33898
Unknown Spouse of Holly Branch Young
3200 River Ranch Blvd., Unit 307
Lake Wales, FL 33898
Holly Brach Young
3552 Cherry Ridge Trail
Decatur, GA 30034
Unknown Spouse of Holly Brach Young
3552 Cherry Ridge Trail
Decatur, GA 30034
Unknown Spouse of Holly Branch Young
3552 Cherry Ridge Trail
Decatur, GA 30034
Unknown Beneficiaries of the Hugh H. Branch, Jr. Revocable Trust Agreement dated July 13, 2005
2801 Bacom Point Rd.
Pahokee, FL 33476

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:
CONDOMINIUM UNIT 307 OF OUTDOOR RESORTS RIVER RANCH INN AND COTTAGES, PHASE I, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM THEREOF RECORDED IN O.R. BOOK 2527, PAGE 2147 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE AMENDMENTS THERETO RECORDED IN O.R. BOOK 2744, PAGE 1395, O.R. BOOK 2878, PAGE 1241, O.R. BOOK 2878, PAGE 1256, O.R. BOOK 2950, PAGE 1332 AND IN O.R. BOOK 3836, PAGE 1750, AND ACCORDING TO THE CONDOMINIUM PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 10, PAGE 39 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE OR INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
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. (JR)
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
R18884/426454/30709990
March 20, 27, 2026 26-00530K

Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
on or before 30 days after the first date of publication, 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 3/11/26.
Default date: 4/17/26
STACY M. BUTTERFIELD,
as Clerk of said Court
(SEAL) By: /s/ Sebastian Irlanda
As Deputy Clerk
K. JOY MATTINGLY, ESQ. (JR)
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
R18884/426454/30709990
March 20, 27, 2026 26-00530K

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

Business Observer
LV10248

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice.

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 HRAC ROOFING located at 811 Woodmont Ln in the City of Lakeland, Polk, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2026 Hancock Remodeling and Construction LLC March 20, 2026 26-00498K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that CINEVERSE LLC, OWNER, desiring to engage in business under the fictitious name of VALENTINE LUXURY IMAGES located at 2234 MORNING MIST AVE, BARTOW, FLORIDA 33830 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 20, 2026 26-00503K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice.

March 20, 2026 26-00494K

SUBSEQUENT INSERTIONS

SECOND INSERTION

Notice to Creditors IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

53-2026-CP-000704-A000-BA In re Estate of KAREN GRAYCE MCEVOY, Deceased.

The administration of the estate of Karen Grayce McEvoy, deceased, whose date of death was October 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Petitioner and the Petitioners' 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 Petitioner nor any later appointed personal representative have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 13, 2026.

Petitioner: Kelly McEvoy 6149 Calendar Ct E Lakeland, FL 33812

Attorney for Petitioner: Keifer M. Exum Florida Bar No. 1025388 Elder Law Firm of Clements & Wallace PL 310 E Main St Lakeland, FL 33801 Ph: (863) 687-2287 Eml: kexum@mclements.com 2nd Eml: abauert@mclements.com March 13, 20, 2026 26-00436K

SECOND INSERTION

Notice to Creditors IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

53-2026-CP-000704-A000-BA In re Estate of KAREN GRAYCE MCEVOY, Deceased.

The administration of the estate of Karen Grayce McEvoy, deceased, whose date of death was October 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Petitioner and the Petitioners' 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.

SECOND INSERTION

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

File No. 53-2026-CP-000393-A000-BA IN RE: ESTATE OF MONTY ARTHUR PALMA Deceased.

The administration of the estate of Monty Arthur Palma, deceased, whose date of death was January 7, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 13, 2026.

Personal Representative: Abriana Palma 164 Lagoon Road Winter Haven, Florida 33884 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughnturner.com Secondary E-Mail: ahall@straughnturner.com March 13, 20, 2026 26-00437K

SECOND INSERTION

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

File No. 53-2026-CP-000662-A000-BA Division 14 IN RE: ESTATE OF CAROL ANNE TARGIA Deceased.

The administration of the estate of Carol Anne Targia, deceased, whose date of death was December 27, 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 13, 2026.

Personal Representative: Lauren J. Cunningham 771 Grazia Loop Davenport, Florida 33837 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 13, 20, 2026 26-00438K

SECOND INSERTION

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

CASE NO.: 2025CA003446A000BA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. NICOLE MARIE COLON VENTURA; CARLOS MANUEL SEPULVEDA CARRASQUILLO; ALFORD OAKS HOMEOWNERS ASSOCIATION, 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, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated February 19, 2026 entered in Civil Case No. 2025CA003446A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and NICOLE MARIE COLON VENTURA; CARLOS MANUEL SEPULVEDA CARRASQUILLO; ALFORD OAKS HOMEOWNERS ASSOCIATION, INC., are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at www.polk.realforeclose.com beginning at 10:00 AM on April 7, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 108, ALFORD OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED

IN PLAT BOOK 183, PAGES 6 AND 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 417 Patricia Alford Dr, Haines City, FL 33844 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Jordan Wainstein Jordan Wainstein FBN: 1039538 Service E-mail: flrealprop@kelleykronenberg.com File No: 2390.000381 March 13, 20, 2026 26-00428K

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JAIRO VANEGAS will, on March 26, 2026, at 9:00 a.m., at 240 Fairway Circle, Lot #240, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1987 MERI MOBILE HOME, VIN: CP24821774A, TITLE NO.: 0043841167, and VIN: CP24821774B, TITLE NO.: 0043833570

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#11310-204) March 13, 20, 2026 26-00439K

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Janet Lynn McQueen will on the 31st day of March 2026 at 10:00 a.m., on property at 183 Natalie Lane, Lakeland, Polk County, Florida 33815, in El Camba Mobile Home Community be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1972 VILL Mobile Home VIN No.: 12321 Title No.: 5227611

And All Other Personal Property Therein

PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd., Suite 210-B Tallahassee, Florida 32303 March 13, 20, 2026 26-00446K

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2026CA000666A000BA HERITAGE ENTERPRISES FL LLC, Plaintiff, vs.

ISABEL VANESSA COLON, ARTHUR L. MERSINO, deceased and all others claiming by, through and under ARTHUR L. MERSINO, deceased, LAWRENCE MERSINO, JR, CHERRIE MERSINO A/K/A CARRIE MERSINO, LASHARON KELLY ABNER, and all others claiming by, through and under LASHARON KELLY ABNER and TIFFANY MERSINO, Defendant,

TO: ARTHUR L. MERSINO, deceased and all others claiming by, through and under ARTHUR L. MERSINO, deceased, LASHARON KELLY ABNER, and all others claiming by, through and under LASHARON KELLY ABNER,

YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Polk County, Florida:

Parcel 1: Lot 20, Block 278, Indian Lake Estates Unit No. 9 (Revised), according to the plat thereof recorded in Plat Book 40, Page 42, of the Public Records of Polk County, Florida. A/K/A 0 Gailardia Dr Indian Lake Estates, FL 33855 and Polk County Parcel ID 29-31-13-994090-027820 ("Parcel 1").

Parcel 2: Lot 19, Block 291, Indian Lake Estates Unit No. 9 (Revised), according to the plat thereof recorded in Plat Book 40, Page 42, of the Public Records of Polk County, Florida. A/K/A 0 Laguna Dr Indian Lake Estates, FL 33855 and Polk County Parcel ID 29-31-13-994090-029119 ("Parcel 2").

Parcel 3:

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. 2025CA005341A000BA U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAMELA POLLARD, DECEASED. et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAMELA POLLARD, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, RUN THENCE WEST 506 FEET, THENCE SOUTH 227.5 FEET TO THE

Lot 20, Block 291, Indian Lake Estates Unit No. 9 (Revised), according to the plat thereof recorded in Plat Book 40, Page 42, of the Public Records of Polk County, Florida. A/K/A 0 Laguna Dr Indian Lake Estates, FL 33855 and Polk County Parcel ID 29-31-13-994090-029120 ("Parcel 3").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 4/13/2026, 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 this day of MAR 05 2026. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: Ruthy Pacheco As Deputy Clerk

J.D. Manzo, Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 Mar. 13, 20, 27; Apr. 3, 2026 26-00435K

SECOND INSERTION

POINT OF BEGINNING, RUN THENCE WEST 163.42 FEET, THENCE SOUTH 87.5 FEET, THENCE EAST 163.42 FEET, THENCE NORTH 87.5 FEET TO THE POINT OF BEGINNING; BEING LOT 4 OF LAKE GROVE ESTATES, AN UNRECORDED SUBDIVISION.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this day of MAR 05 2026.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Ruthy Pacheco DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-366574 March 13, 20, 2026 26-00429K

OFFICIAL COURTHOUSE WEBSITES MANATEE COUNTY manateeclerk.com SARASOTA COUNTY sarasotaclerk.com CHARLOTTE COUNTY charlotteclerk.com LEE COUNTY leeclerk.org COLLIER COUNTY collierclerk.com HILLSBOROUGH COUNTY hillsclerk.com PASCO COUNTY pascoclerk.com PINELLAS COUNTY mypinellasclerk.gov POLK COUNTY polkcountyclerk.net ORANGE COUNTY myorangeclerk.com

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

--- SALES / ACTIONS ---

SECOND INSERTION

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

CASE NO.: 2026CA000072
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 13, 20, 2026 26-00452K

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. 2025CA005256A000BA
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, vs.

BRIAN K DENTON A/K/A BRIAN DENTON, et al.,
Defendant.

To: BRIAN K DENTON A/K/A BRIAN DENTON

23 W SESSOMS AVENUE, LAKE WALES, FL 33853
UNKNOWN SPOUSE OF BRIAN K DENTON A/K/A BRIAN DENTON
23 W SESSOMS AVENUE, LAKE WALES, FL 33853

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 14, BLOCK 1, SEMINOLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce,

LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 4/9/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of MAR 03 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14776FL
March 13, 20, 2026 26-00430K

SECOND INSERTION

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

CASE NO.:
2026-CA-000858-A000-BA
DLANTER CORP.,
Plaintiff, v.

THE ESTATE OF DONNA BRASKO; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA BRASKO; THE UNKNOWN HEIRS OF THE ESTATE OF DONNA BRASKO; THE ESTATE OF LYNN BRASKO; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF LYNN BRASKO; TENANT #1; TENANT #2; STATE OF FLORIDA; POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; 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.

TO: THE ESTATE OF DONNA BRASKO; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA BRASKO; THE UNKNOWN HEIRS OF THE ESTATE OF DONNA BRASKO; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF LYNN BRASKO; THE UNKNOWN HEIRS OF THE ESTATE OF LYNN BRASKO; 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
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida:

Lot 43, LAKE PIERCE RANCH-ETTES - FIRST ADDITION, a subdivision according to the plat thereof recorded in Plat Book 74, Page 13, of the Public Records of Polk County, Florida.
Together with a 1989 CARR double-wide mobile home with ID# FLFLK70B17321CH, Certificate # 50963325 and ID # FLFLK70A17321CH, Certificate # 50963326.

Parcel Identification No.: 28-29-18-937101-000430

Property Address: 2753 Fast Trot Trail, Lake Wales, Florida 33853 has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before April 15, 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.

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: 3/9/2026

STACY M. BUTTERFIELD
Clerk of the Circuit Court
By: Deputy Clerk
Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
March 13, 20, 2026 26-00451K

SECOND INSERTION

Notice of Foreclosure Sale
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO.: 2025-CC-009909
JUDGE: SARAH E. CORBETT

JG JFG, LLC, a New York limited liability company
Plaintiff, v.

CHRIS ALEXANDER RAMIREZ, UNKNOWN SPOUSE OF CHRIS ALEXANDER RAMIREZ, AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 5, 2026 and entered in Case No. 2025CC009909A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, whereby JG JFG, LLC, a New York limited liability company, is the Plaintiff and CHRIS ALEXANDER RAMIREZ, UNKNOWN SPOUSE OF CHRIS ALEXANDER RAMIREZ AND UNKNOWN TENANT(S) IN POSSESSION are the Defendants. 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 a.m. on April 9, 2026 the following described property as set forth in the Final Judgment of Foreclosure, to wit:

Parcel ID:
22-26-02-000000-034020
THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 22 EAST,

POLK COUNTY, FLORIDA. BEING TRACT 92 OF UNRECORDED SURVEY.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

AMERICAN WITH DISABILITIES NOTICE

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 March 9, 2026.

/s/ Rene S. Griffith
RENE S. GRIFFITH
Florida Bar No. 0041208
Attorney for Plaintiff
4260 S.E. Federal Highway
Stuart, Florida 34997
Telephone (772) 546-4101
reneg@beamanbuyland.com
March 13, 20, 2026 26-00453K

SECOND INSERTION

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

CASE NO. 2025CA003686A000BA
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-E,
Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIE ROBINSON-HOLT A/K/A LILLIE L. ROBINSON-HOLT A/K/A LILLIE R. HOLT, DECEASED. et. al.
Defendant(s).

TO: ERICKA ROBINSON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 24, SHEPHERD OAKS PHASE ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGES 39 THROUGH 41, OF THE PUB-

LIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 4/13/2026 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this day of MAR 05 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Ruthy Pacheco
DEPUTY CLERK

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-308705
March 13, 20, 2026 26-00434K

SECOND INSERTION

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

CASE NO: 2025CA002351

ONSLow BAY FINANCIAL, LLC,
Plaintiff, -vs-
UNKNOWN OCCUPANT 1, UNKNOWN OCCUPANT 2, DALTON M PAUL AND ELIZABETH D PAUL,
Defendant(s)

TO: ELIZABETH D PAUL
Last Known Address: 5040 Kirkland Road, Lakeland, FL 33811

You are notified of an action to foreclose a mortgage on the following property in Polk County:

LOT 23, KENSINGTON HEIGHTS ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
5040 Kirkland Road, Lakeland, FL 33811

The action was instituted in the Circuit Court, Tenth Judicial Circuit in and for Polk County, Florida; Case No. 2025CA002351; and is styled ONSlow Bay Financial, LLC vs. Dalton M Paul. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave,

Suite 900, Orlando, FL 32801 on or before 3/9/2026 (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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: JAN 30 2026

Polk Clerk of the Circuit Court
As Clerk of Court
As Deputy Clerk
(SEAL) By: Ruthy Pacheco
As Deputy Clerk

Kelley Church, Esq.,
Plaintiff's attorney,
255 South Orange Ave, Suite 900,
Orlando, FL 32801
March 13, 20, 2026 26-00450K

SECOND INSERTION

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

Case No. 2025CC009264A000BA
Division Mo

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1
Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF PATSY PAULETTE ALFORD, DECEASED, JEFFREY ALFORD, AS KNOWN HEIR OF PATSY PAULETTE ALFORD, TIMOTHY ALFORD, AS KNOWN HEIR OF PATSY PAULETTE ALFORD, RAYMOND SCOTT ALFORD, AS KNOWN HEIR OF PATSY PAULETTE ALFORD, et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF PATSY PAULETTE ALFORD, DECEASED
CURRENT RESIDENCE UNKNOWN
You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:

TRACT 3A, SUTTON ACRES: THE NORTH 150 FEET OF THE SOUTH 503.70 FEET OF THE EAST 330.0 FEET OF THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 28, SOUTH, RANGE 23 EAST. SUBJECT TO A 40 FOOT RIGHT-OF-WAY ON THE EAST SIDE THEREOF FOR COUNTY ROAD 542-A AS RECORDED IN POLK COUNTY OFFICE RECORD BOOK #2043, PAGE 1422, OCTOBER 1, 1981. TO-

GETHER WITH THAT CERTAIN SERIAL NUMBERS: 20150A & 20150B; WIDTH AND LENGTH: 12 X 60, YEAR: 1982, MAKE: BRIGADIERE

commonly known as 1334 N GALLO-WAY RD, LAKELAND, FL 33810 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before March 30, 2026, (or 30 days from the first date of publication, whichever is later) 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.

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.

CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(COURT SEAL) By: A. Nieves
Deputy Clerk

David R. Byars
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
March 13, 20, 2026 26-00432K

SECOND INSERTION

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

CASE NO.
532025CA003288A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

CARLOS JAVIER RODRIGUEZ GARAYUA AND REINA MARI VELAZQUEZ RIVERA AKA REINA VELAZQUEZ, et. al.
Defendant(s).

TO: CARLOS JAVIER RODRIGUEZ GARAYUA, REINA MARI VELAZQUEZ RIVERA, UNKNOWN SPOUSE OF CARLOS JAVIER RODRIGUEZ GARAYUA, UNKNOWN SPOUSE OF REINA MARI VELAZQUEZ RIVERA, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 13, BLOCK 8, HAMMOCK RESERVE PHASE 4, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 197, PAGES 46 THROUGH 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before April 9, 2026 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 3rd day of March, 2026.

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

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-328418
March 13, 20, 2026 26-00444K

SECOND INSERTION

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

CASE NO.: 2025CA004204

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

REINALDO REY DIAZ NEGRON; DIANA LIZ RIVERA GONZALEZ A/K/A RIVERA L. RIVERA; et al.,
Defendant(s).

TO: Reinaldo Rey Diaz Negron
Last Known Residence:
204 Gandy St Auburndale, FL 33823
TO: Unknown Spouse of Reinaldo Rey Diaz Negron
Last Known Residence: 204 Gandy St Auburndale, FL 33823

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:
BEGIN AT A POINT 830 FEET WEST AND 605 FEET SOUTH OF THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY FLORIDA, AND RUN THENCE EAST A DISTANCE OF 200 FEET; THENCE SOUTH 55 FEET; THENCE WEST 200 FEET; THENCE NORTH 55 FEET TO THE POINT OF BEGINNING.

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 April 8, 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 3/2, 2026.

As Clerk of the Court
(SEAL) By: Sebastian Irlanda
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1184-2743B
Ref# 15521
March 13, 20, 2026 26-00431K

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532026CA000049A000BA
MIDFIRST BANK
Plaintiff, v.
MARIE JOSEPH A/K/A
MARIE H. JOSEPH, ET AL.
Defendants.
TO: MARIE JOSEPH A/K/A MARIE

H. JOSEPH,
Current residence unknown, but whose last known address was:
3965 HAMPTON HILLS DR, LAKE-
LAND, FL 33810-3842
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida, to-wit:
LOT 7, BLOCK 5, HAMPTON HILLS SOUTH PHASE 1, ACCORDING TO THE MAP

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
2025CA-002945-A000-BA
NORTHTRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
ALYSSIA MERIE ALVARES, RAY ANTHONY WILLIAMS, UNKNOWN TENANT AND UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
Defendant(s).
NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure dated February 20, 2026, in Case No. 2025CA-002945-A000-BA, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which NORTHTRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC. is the Plaintiff and Alyssia Merie Alvares, Ray Anthony Williams and United States of America, Acting on Behalf of the Secretary of Housing and Urban Development are the Defendant(s), Stacy M. Butterfield, CPA, the Clerk of Court will sell to the highest and best bidder for cash online at <https://www.polk.realforeclose.com>, at 10:00 a.m. on

May 21, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 128, NORTHTRIDGE ESTATES, according to the plat thereof, as recorded in Plat Book 167, Page 6, of the Public Records of Polk County, Florida and all amendments thereto.
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 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 on March 2nd, 2026.
By: David M. Dilts, Esquire
Florida Bar No: 68615
Attorney for Plaintiff
March 13, 20, 2026 26-00426K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-001669
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
ISABELLA JAYMES FALLER, et al.,
Defendants.
NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on April 13, 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 1, Block 6, of HIGHLAND LAKE ESTATES, FLORIDA VILLAGE, a subdivision according to the Plat thereof, as recorded in Plat Book 61, Page 7, of the Public Records of Polk County, Florida.
Property Address: 2230 Boardman Road, Bartow, FL 33830
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 5th day of March, 2026.
TIFFANY I. BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
March 13, 20, 2026 26-00422K

FOURTH 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, Deviseses, 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, Deviseses, 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

OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE(S) 10 THROUGH 17, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 4/3/26 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order

SAVE TIME

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

SECOND INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No. 2025CA004905
Honorable Judge: SWENSON, JENNIFER ANNE
PLANET HOME LENDING, LLC
Plaintiff, vs.
CHRISTOPHER ROXBERRY; ASHLEY BUMGARNER; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants.
TO: ASHLEY BUMGARNER.
Last Known Address: 6941 NEWMAN CIRCLE E LAKE LAND, FL 33811.
YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 6941 NEWMAN CIRCLE E LAKE LAND, FL 33811, and more particularly described as follows:

EAST LINE OF SAID LOT 68; THENCE SOUTH 00 DEGREES 11'50" EAST ALONG SAID EAST LINE 16.67 FEET, TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 48'33" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 102.87 FEET, TO THE POINT OF BEGINNING. PARCEL ID: 232920-141750-000680
COMMONLY KNOWN AS: 6941 Newman Circle E, Lakeland, FL 33811.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801, on or before, 4/15/2026, but not less than 30 days from the first proof of 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 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 MAR 09, 2026.
Stacy M. Butterfield,
Polk County Clerk of Court and Comptroller (SEAL) Ruthy Pacheco
As Deputy Clerk
Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street, Suite 730,
Orlando, FL 32801
March 13, 20, 2026 26-00445K

THIRD 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

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

WITNESS my hand and seal of the Court on this 25th day of Feb., 2026.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: /s/ Sebastian Irlanda
Deputy Clerk
eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000005258
March 13, 20, 2026 26-00433K

SECOND INSERTION

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

CASE NO. 2025CA005194A000BA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RIPTON WILLIAMS, DECEASED, et. al.
Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RIPTON WILLIAMS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
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: 4/16/26
WITNESS my hand and the seal of this Court at Polk County, Florida, this 10th day of March, 2026.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT (SEAL) BY: SEBASTIAN IRLANDA
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-336653
March 13, 20, 2026 26-00457K

FLORENCE VILLA, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Default Date: 4/16/26
WITNESS my hand and the seal of this Court at Polk County, Florida, this 10th day of March, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT (SEAL) BY: SEBASTIAN IRLANDA
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-336653
March 13, 20, 2026 26-00457K

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. 2025CA003345A000BA
DATA MORTGAGE INC., DBA ESSEX MORTGAGE,
Plaintiff, vs.
JASMINE PRAY; UNKNOWN SPOUSE OF JASMINE PRAY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
ACTING SOLELY AS A NOMINEE FOR HOMETOWN LENDERS INC.; STATE OF FLORIDA;
CLERK OF THE COURT OF POLK COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed December 29, 2025 and entered in Case No. 2025CA003345A000BA, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JASMINE PRAY; UNKNOWN SPOUSE OF JASMINE PRAY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR HOMETOWN LENDERS INC.; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16 AND THE EAST 1/2 OF LOT 15, BLOCK "H", LAKE BEULAH HEIGHTS DIVISION NO. 4, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE WEST 12 FEET OF LOT 17, BLOCK H, OF LAKE BEULAH HEIGHTS DIVISIONS NO.4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 17, BLOCK H, OF LAKE BEULAH HEIGHTS DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 37, OF PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N90°00'00"W ALONG THE SOUTH LINE OF LOT 17, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N90°00'00"W ALONG SAID SOUTH LINE, DISTANCE OF 12.00 FEET TO THE SOUTHWEST CORNER SAID LOT 17; THENCE DEPARTING SAID SOUTH LINE RUN N00°09'21"E ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 120.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE RUN S90°00'00"E ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 12.00 FEET; THENCE DEPARTING SAID NORTH LINE; RUN S00°09'21"W, A DISTANCE OF 120.50 FEET OF 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.
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 4th day of March 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.: 25-00957 ESX
V6.20190626
March 13, 20, 2026 26-00421K

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 4th day of March 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.: 25-00957 ESX
V6.20190626
March 13, 20, 2026 26-00421K

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: **CASE NO.: 2025CA-000662-0000-00 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SIR FRANCIS JAMES MCKINNON A/K/A SIR FRANCIS MCKINNON; LAKE LUCERNE PROPERTY OWNERS ASSOCIATION INC.; PATRICIA WEST MCKINNON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.** NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 02 day of April, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 63, OF LAKE LUCERNE PHASE 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE(S) 35-40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 645 SARNER PASS WAY, WINTER HAVEN, FL 33881 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 09 day of March 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-00604 March 13, 20, 2026 26-00441K

SECOND INSERTION

NOTICE OF RESCHEDULED FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA **CASE NO.: 532024CA002751000000 ALKAN MORTGAGE CORPORATION D/B/A CERTIFIED MORTGAGE PLANNERS, Plaintiff, vs. ROBERTO PEREDA and ZSAZSA SANTISTEBAN PEREDA, Defendants.** NOTICE IS HEREBY GIVEN that, pursuant to the Order Granting Plaintiff's Motion to Reinstate Case to Active Status and Request to Reschedule Foreclosure Sale entered on March 2, 2026, in the above-captioned action, the following property situated in Polk County, Florida, described as: Parcel 1 Lot 2, less the East 4 feet, and the East 2 feet of Lot 1, LAUREL HILL, according to the map or plat thereof, as recorded in Plat Book 64, Page 3, of the Public Records of Polk County, Florida. Parcel 2 Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 29 South, Range 24 East, Polk County, Florida; run thence Southerly along the East line thereof, a distance of 331.59 feet to the Southeast corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 6; run thence North 89°15'45" West along the South line thereof, a distance of 451.67 feet to the Point of Beginning for this description; run thence South 00°10'16" West a distance of 10.00 feet; run thence North 89°15'45" West and parallel with the South line of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 80.21 feet; run thence North 00°18'03"

East a distance of 15.00 feet to the intersection with the South line of Laurel Hill according to the plat thereof recorded in Plat Book 64, Page 3 of the Public Records of Polk County, Florida; run thence Westerly and South along the South line of said Laurel Hill, the following 3. courses: South 89°15'45" East a distance of 63.14 feet; thence South a distance of 5.00 feet; thence South 89°15'45" East a distance of 17.07 feet to the Point of Beginning. Shall be sold to the highest and best bidder for cash by the Clerk of Court, Stacy M. Butterfield, on April 2, 2026 at 10:00 a.m. via electronic sale at https://polk.realforeclose.com in accordance with Section 45.031, Florida Statutes Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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. 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. HENNEN LAW, PLLC By: /s/ Michael W. Hennen Attorneys for the Plaintiff Michael W. Hennen, Esq. Florida Bar No. 0011565 Hennen Law, PLLC 425 West Colonial Drive, Suite 204 Orlando, FL 32804 (Michael@HennenLaw.com) March 13, 20, 2026 26-00442K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION **CASE NO.: 2024CA001566 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs. REBECCA BURGESS; et al., Defendant(s).** NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Plaintiff's Emergency Motion to Cancel and Reschedule Foreclosure Sale entered on February 25, 2026 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of April, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT (S) 10 AND 11, COUNTRY RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 1538 Country Ridge Drive, Lakeland, FL 33801 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted, Steven G. Hurley PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 24-002761-1 March 13, 20, 2026 26-00454K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA **CASE NO. 2025CA003204A000BA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARILYN A. HOUSTON; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CROSS RIVER BANK; Defendants** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated January 9, 2026, and entered in Case No. 2025CA003204A-000BA, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. NATIONSTAR MORTGAGE LLC, is Plaintiff and MARILYN A. HOUSTON; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CROSS RIVER BANK, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 9TH DAY OF APRIL, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 10, FOUNTAIN OF YOUTH COMMUNITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGES 29 AND 30, 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. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen 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. Dated this 6th day of March, 2026. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 RM20873-25NS/sap March 13, 20, 2026 26-00427K

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. 532025CA004545A000BA DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. MARSHA C. TORRES; KIMANI N. TORRES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 5, 2026 and entered in Case No. 532025CA004545A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and MARSHA C. TORRES; KIMANI N. TORRES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, 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 April 7, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 3 AND 4, BLOCK A, BELLEVUE PARK, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK 8, PAGE(S) 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 10th day of March 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.: 25-01187 ESX V6.20190626 March 13, 20, 2026 26-00455K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION **CASE NO. 2025CA003243 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ANDREW CLAY SHARROW A/K/A ANDY C SHARROW A/K/A ANDREW SHERROW A/K/A ANDREW C SAHRROW A/K/A ANDREW CSHARROW, et al., Defendant.** NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on February 19, 2026, in the above-styled cause, STACEY M BUTTERFIELD, CPA, POLK County Clerk of Court, shall sell to the highest and best bidder for cash on April 21, 2026, at 10:00 A.M., at www.polk.realforeclose.com, for the following described property: LEGAL DESCRIPTION: LOT 24, SUMMERLIN GROVES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK188, PAGE(S) 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 200 SUM-

MERLIN LOOP, HAINES CITY, FL 33844 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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 25, 2026 /s/ Michelle De Leon Michelle De Leon, Esq. Hill Wallack, LLP Attorneys for Plaintiff 300 S Orange Ave., Suite 1000 Orlando, FL 32801 Telephone: (561) 858-2662 Fax:(609) 452-1888 Email: mdeleon@hillwallack.com FL Bar #68587 4910-5690-0750, v.2 March 13, 20, 2026 26-00443K

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.: 2025CA003164A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RAMONICA C. RICHARDSON A/K/A RAMONICA RICHARDSON; HAINES RIDGE HOMEOWNERS ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MONTAE ANTAWN RICHARDSON A/K/A MONTAE RICHARDSON; UNKNOWN TENANT Defendants.** NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 01 day of April, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 272, HAINES RIDGE PHASE 2, AS RECORDED IN PLAT BOOK 162, PAGES 42 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 322 BRIARBROOK LANE, HAINES CITY, FL 33844 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 04 day of March 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-03154 March 13, 20, 2026 26-00423K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA **CASE NO. 532025CA003216A000BA MIDFIRST BANK Plaintiff, v. ABRAHAM DE JESUS MESTRE RAMON; UNKNOWN TENANT 2; UNKNOWN TENANT 1; GOODLEAP, LLC Defendants.** Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 12, 2026, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: TRACT "B"- BEGIN AT A POINT 1320.00 FEET SOUTH AND 650.38 FEET WEST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 23 EAST, RUN THENCE NORTH 00 DEGREES 01 MINUTES EAST, A DISTANCE OF 161.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTINUE THENCE NORTH 00 DEGREES 01 MINUTES EAST, A DISTANCE OF 97.87 FEET, RUN THENCE NORTH 86 DEGREES 56 MINUTES WEST, A DISTANCE OF 62.09 FEET, RUN THENCE SOUTH 00 DEGREES 01 MINUTES WEST, A DISTANCE OF 101.25 FEET, RUN THENCE EAST A DISTANCE OF 62.00

FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN POLK COUNTY, FLORIDA. a/k/a 707 SE 4TH ST, MULBERRY, FL 33860-3117 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on March 30, 2026 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated at St. Petersburg, Florida this 2 day of March, 2026. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000010602 March 13, 20, 2026 26-00424K

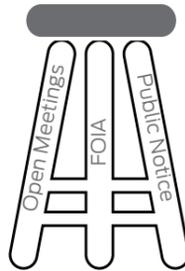
SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: **CASE NO.: 532025CA003839A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ROBERT DALE FREY III A/K/A ROBERT D FREY III; BRIDGET D. FREY A/K/A BRIDGET FREY; UNKNOWN TENANT Defendants.** NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 02 day of April, 2026, the following described property as set forth in said Final Judgment, to wit: THE WEST 1/3 OF LOT 19 AND ALL OF LOT 20, ITCHEPACKESASSA CREEK UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 15 AND 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1743 ITCHEPACKESASSA DR, LAKELAND, FL 33810 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 assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service. Dated this 05 day of March 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-03412 March 13, 20, 2026 26-00425K

Why Public Notice Should Remain in Newspapers

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



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



Accessibility



Independence



Verifiability



Archivability



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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