

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 Podiatry 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 3/16/2026, Polk County, Winter Haven, FL
March 27, 2026 26-00535K

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 Neurology 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 3/16/2026, Polk County, Winter Haven, FL
March 27, 2026 26-00536K

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 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 3/16/2026, Polk County, Winter Haven, FL
March 27, 2026 26-00537K

FIRST INSERTION
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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 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 3/16/2026, Polk County, Winter Haven, FL
March 27, 2026 26-00538K

FIRST INSERTION
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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 Ophthalmology at Avenue A Southeast under which (we are) engaged in business at 506 Avenue A SE in Winter Haven, FL 33880-3031. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Bond Clinic, Inc. at Winter Haven, Polk County, Florida, on 3/17/2026, Polk County, Winter Haven, FL
March 27, 2026 26-00539K

FIRST INSERTION
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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 Pulmonology 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 3/17/2026, Polk County, Winter Haven, FL
March 27, 2026 26-00540K

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 Anticoagulation Clinic at Downtown Winter Haven under which (we are) engaged in business at 199 Ave 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 3/17/2026, Polk County, Winter Haven, Florida
March 27, 2026 26-00541K

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 Imaging 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 3/17/2026, Polk County, Winter Haven, Florida
March 27, 2026 26-00542K

FIRST INSERTION
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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 Imaging 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 3/17/2026, Polk County, Winter Haven, Florida
March 27, 2026 26-00543K

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 Family and Internal Medicine at East Central Avenue under which (we are) engaged in business at 325 1st Street 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 3/17/2026, Polk County, Winter Haven, Florida
March 27, 2026 26-00544K

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 Imaging East Central Ave 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 3/17/2026, Polk County, Winter Haven, Florida
March 27, 2026 26-00545K

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 Lab at First Street under which (we are) engaged in business at 325 1st Street 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 3/17/2026, Polk County, Winter Haven, Florida
March 27, 2026 26-00546K

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 Lab 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 3/17/2026, Polk County, Winter Haven, Florida
March 27, 2026 26-00547K

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 Employee Health 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 3/17/2026, Polk County, Winter Haven, Florida
March 27, 2026 26-00548K

FIRST INSERTION
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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 Family and Internal Medicine 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 3/17/2026, Polk County, Winter Haven, Florida
March 27, 2026 26-00549K

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 NAL-003, Inc. located at 495 Holly Hill Rd. 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 19th day of March, 2026
Navigator Academy of Leadership, Inc.
Manuel Delgado
March 27, 2026 26-00557K

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 Navigator Academy of Leadership High School located at 495 Holly Hill Rd. 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 19th day of March, 2026
Navigator Academy of Leadership, Inc.
Manuel Delgado
March 27, 2026 26-00558K

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 Navigator Academy of Leadership Davenport High School located at 495 Holly Hill Rd. 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 19th day of March, 2026
Navigator Academy of Leadership, Inc.
Manuel Delgado
March 27, 2026 26-00559K

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that First Lakeland Tag Agency, desiring to engage in business under the fictitious name Express Auto Tags of Lake Wales located at 24174 Highway 27, Lake Wales, FL 33859, 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 27, 2026 26-00563K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Watson Clinic Surgery Center South located at 1430 Lakeland Hills Blvd., Lakeland, FL 33805 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Polk County Florida, this 19th day of March 2026
Watson Clinic ASC, LLC
March 27, 2026 26-00564K

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that URIEL SANCHEZ RUBIO, OWNER, desiring to engage in business under the fictitious name of CRAVING COMIDA located at 3428 SWINDELL RD, LAKE-LAND, FLORIDA 33810 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 27, 2026 26-00579K

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 Storybook Vows located at 752 Old Polk City Rd in the City of Lakeland, Polk, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of March, 2026
Mariela Rosales Conde
March 27, 2026 26-00580K

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 Humble B's Childcare located at 113 WILDWOOD AVE in the City of LAKELAND, Polk, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 21st day of March, 2026
Brandy Morrison
March 27, 2026 26-00581K

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 Custom wrist watches located at 100 Woodland Dr in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of March, 2026
David K.Del Corso
March 27, 2026 26-00582K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Watson Clinic Surgery Center South located at 1430 Lakeland Hills Blvd., Lakeland, FL 33805 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Polk County Florida, this 19th day of March 2026
Watson Clinic ASC, LLC
March 27, 2026 26-00583K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: APRIL 27 2026: SKY POWERSPORTS OF LAKELAND INC 1700 FAIRBANKS ST LAKELAND FL 33805 PHONE: (863)682-4607 MV45312 2023 SLNG 57XAAPHDO8154146 \$1,281.49, BAREFOOT AUTO SERVICE 7820 US HIGHWAY 98 NORTH LAKELAND FL 33809 PHONE: (863)216-2254 MV109903 2016 CHRY 2C3CAAG5GH235512 \$634
March 27, 2026 26-00555K

FIRST INSERTION
ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Thursday the 23rd day of April 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Esposito, Elaine KIDS TOYS, TOTES, BABY GATE, FLOOR LAMP, STROLLER, ROCKING HORSE, PLAY MATT, PET CARRIER; Benard, Douglas HAL-LOWEEN DECOR, CHRISTMAS DECOR, CLOTHES, BARSTOOL, VHS TAPES, TOOL SET, TOTES / BOXES, MISC ITEMS; Daniels, Destiny CLOTHES, LUGGAGE, ART SET, TOYS, BAGS, PURSES, TOTES, BOXES ; Hines, Raynelle POOL TABLE, ELIPTICAL, FURNITURE, COUCH, MATTRESSES,TV, BABY ITEMS, DRESSERS, TOYS, ARTIFICIAL FLOWERS / PLANTS, KIDS BIKE, BASKETBALL, MISC. Sale is subject to cancellation in the event of settlement between owner and obligated party.
Mar. 27; Apr. 3, 2026 26-00577K

FIRST INSERTION
Notice of Sale
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date April 17th, 2026 @ 10:00 AM at each individual repair facility.
39389 2006 Lexus VIN#: JTHBH96S065033363 Repair Facility: Florida General Mechanic & Transmission Inc 2400 Avenue G NW Winter Haven 863-299-9394 Lien Amt \$4,880
March 27, 2026 26-00556K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of LARRY MCMELLEN and CHERYL MCMELLEN will, on April 8, 2026, at 10:00 a.m., at 319 Ken Ave., Lot #319, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1971 SKYL MOBILE HOME, VIN: SU1168E, TITLE NO.: 0020100209 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-1597)
Mar. 27; Apr. 3, 2026 26-00553K

FIRST INSERTION
ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Thursday the 23rd day of April 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Roberts, Clifton Dresser, Car Parts, Totes, Tools, Cords, Electronics, Bags, Cleaning Supplies, Boxes, Building Material, Yard Equipment, Tools and Workshop Sale are subject to cancellation in the event of settlement between owner and obligated party.
Mar. 27; Apr. 3, 2026 26-00578K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of CAROLYN BUSH will, on April 8, 2026, at 10:30 a.m., at 315 Jean Ave., Lot #315, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1972 VILL MOBILE HOME, VIN: 11927, TITLE NO.: 0004788456 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-1599)
Mar. 27; Apr. 3, 2026 26-00554K

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

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

FIRST INSERTION

NOTICE OF RULEMAKING FOR AMENDED AMENITIES POLICIES AND RATES BY THE STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Stuart Crossing Community Development District ("District") hereby gives notice of intention (i) to establish policies, rules and fees imposed on persons desiring to utilize certain recreational amenity facilities and improvements ("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) establish violation and penalty policies (collectively, "Amended Amenities Policies and Rates"). The proposed rule number is [2026-2]. Prior Notice of Rule Development was published in the Business Observer on March 20, 2026.

A public hearing will be conducted by the Board of Supervisors ("Board") of 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, relative to the adoption of the Amended Amenities Policies and Rates. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Amended Amenities Policies and Rates will not require legislative ratification.

General legal authority for the District to adopt the proposed Amended Amenities Policies and Rates include 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.

The purpose and effect of the Amended Amenities Policies and Rates is to provide for efficient and effective District operations of the District's 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 include 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.

The proposed rates for purposes of the Amended Amenities Policies and Rates are as follows:

Annual User Fee. For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment related to the Amenities and as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

Reservation Rates for Clubhouse. Any patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below.

Room / Area	Rental Fee	Deposit
Club Room	\$500 for 4-hour rental. \$125 each additional hour.	\$500

Miscellaneous Fees.

Item	Fee
Replacement of Damaged, Lost, or Stolen FOB	\$50
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50

Homeowner's Association Meetings. Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.

Chartered Groups. The Clubhouse may be rented by Chartered Groups at no cost and with no deposit, but subject to availability and the restrictions set forth herein. As a point of clarification, any use of the Clubhouse by a Chartered Group shall be the subject of the same rules governing "rentals" as set forth in these rules, except that Chartered Groups will not be required to pay a fee for the rental or a rental deposit, and except that Chartered Groups will additionally have to comply with this Section 7. For purposes of these rules, "Chartered Groups" are organizations registered with the District that are comprised of at least 10 patrons and are formed for the

purpose of conducting regular, ongoing meetings or activities that provide a benefit or service to District patrons. Chartered Groups do not include organizations formed primarily for the purpose of conducting special events, parties, celebrations, or one-time gatherings.

To register as a Chartered Group, members of the group must submit to the Amenity Manager or his/her representative a copy of their by-laws, which must include names of offices, elections, and terms of office, goals and objectives, and a description of the regular meeting schedule. A single member, "Event Host" as that term is used in the rental rules, shall be responsible for the actions and activities of the Chartered Group. The Board, in its sole discretion, may determine whether to approve the registration of a Chartered Group. The Board can rescind its approval at any time for any reason. Chartered Groups must re-register annually with the Amenity Manager. Chartered Groups are subject to the following limitations: (a) meetings may not exceed the clubhouse capacity of 45 persons; (b) Chartered Groups may reserve the clubhouse no more than twice per calendar month; (c) reservations must be cleared with the Amenity Manager or his/her representative in advance, and prior to the start of the District's annual fiscal year which starts October 1; (d) paid rentals shall have priority over Chartered Group reservations, and Chartered Groups must yield their reservation if a paid rental is requested with at least 14 days' notice; (e) Chartered Groups may be required to pay nominal costs/dues as determined by the District; and (f) Chartered Groups may not sublet, share, or transfer their reserved time to non-members. Any Chartered Group that invites a guest to speak to the group must submit the name of the speaker and his or her intended discussion topic in writing to Management staff for approval, at least one week prior to the speaking engagement.

Chartered Groups are intended to be established for the purpose of using the clubhouse for conducting regular, ongoing meetings or activities. That said, if a Chartered Group intends to use the clubhouse and surrounding grounds for celebrations, parties and/or events involving large gatherings, outside vendors, bounce houses, etc., such requests shall be treated as special events, and the ordinary rental policies shall apply (e.g., the District may require special event insurance, vendor contracts, etc.).

Additional Costs. The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

Adjustment of Rates. The Board may adjust by resolution adopted at a duly noticed public meeting, and without further rulemaking process, any of the fees set forth above by not more than ten percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Amended Amenities Policies and Rates. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office (defined herein).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

For more information regarding the public hearing, the Amended Amenities Policies and Rates, or for a copy of the Amended Amenities Policies and Rates and the related incorporated documents, if any, please contact the District Manager at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager's Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office.

Jordan Lansford, District Manager
March 27, 2026 26-00565K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 532023CA005625000000
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER HARDING, DECEASED; AGATHA DOMINGO A/K/A AGATHA LAURETTA DOMINGO; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN

ASSOCIATION, INC.; MV REALTY PBC, 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.
To the following Defendant(s):
(last known address)
SYLDI HARDING
12 SENATOR WALK,
LONDON THAMESMEAD,
SE280EH, UNITED KINGDOM
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 1, BLOCK 1149, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 53, PAGES 19-28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 401 Danube Dr., Kissimmee, FL 34759
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 4/3/26, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.
If you are a person with a disability who needs any accommodation in or-

der 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 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court this 25th day of Feb., 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Sebastian Irlanda
As Deputy Clerk
Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
Mar. 27; Apr. 3, 2026 26-00561K

FIRST INSERTION

NOTICE OF ACTION FOR Petition for Paternity.
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2024DR007523.
Division: 09.

TALIA ARIEL JOHNSON, Petitioner and KENNY PHANOR, Respondent.

To: Talia Ariell Johnson, 217 Kensington View Blvd, Winter Haven, FL 33880.

YOU ARE NOTIFIED that an action for Counter-Petition for Paternity has been filed against you and that you are required to service of copy of your written defenses, if any, to Kenny Phanord c/o Laurel Farrell ESQ., whose address is 3702 W Spruce Street #1553, Tampa, FL 33607 on or before 04/24/26, and file the original with the clerk of this Court at 255 N. Broadway Ave, Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. (If applicable, insert the legal description of real property, a specific description of personal property, and the

name of the county in Florida where the property is located): None. 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 Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT.

Dated: 03/18/2026
by R. Reid, Deputy Clerk

Kenny Phanord
c/o Laurel Farrell ESQ.,
3702 W Spruce Street #1553,
Tampa, FL 33607

Mar. 27; Apr. 3, 10, 17, 2026
26-00560K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
SSN: XXX-XX-3981
File No.: 26CP-0476
IN RE: ESTATE OF
SEDRICK EMMAUUEL SPENCER, Deceased

The administration of the estate of SEDRICK EMMAUUEL SPENCER, deceased, whose date of death was October 18, 2025, and whose Social Security Number is XXX-XX-3981, 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 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 27th day of March, 2026.

Signed on this 23rd day of March, 2026.

Personal Representatives:
Evertton Spencer
4905 Waterstone Way
Mulberry, FL 33860

Attorney for Personal Representative:
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
mlajlaw@tampabay.rr.com
Mar. 27; Apr. 3, 2026 26-00572K

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. 532025CA003322A000BA
Freedom Mortgage Corporation
Plaintiff, vs.
Brian Joseph Levesque; Unknown Spouse of Brian Joseph Levesque
Defendants.

TO: Unknown Spouse of Brian Joseph Levesque
Last Known Address: 25 Knight Bxox Rd. Apt. #8304, Orange Park, FL 32065
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 7, BLOCK 5, PINE ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 27, 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 March 19, 2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02249
Mar. 27; Apr. 3, 2026 26-00605K

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. 2025CA003106A000BA
UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF SF RL
TITLE TRUST 1,
Plaintiff, vs.
ELECTRISOLUCIONES, LLC; DAVENPORT LAKES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure

filed February 19, 2026 and entered in Case No. 2025CA003106A000BA, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF SF RL TITLE TRUST 1 is Plaintiff and UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; ELECTRISOLUCIONES, LLC; DAVENPORT LAKES HOMEOWNERS 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 21, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 182, DAVENPORT LAKES PHASE THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE(S) 38 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
This notice is provided pursuant to Administrative Order No.1-21.5.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 20th day of 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.: 25-00688 SM, LLC
V6.20190626
Mar. 27; Apr. 3, 2026 26-00568K

FIRST INSERTION

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

Case No.: 2026CA001100A000BA
VRP RESIDENTIAL 8 LLC,
Plaintiff, vs.
CHARLES BURKE,
Defendant,
TO: CHARLES BURKE, and all others claiming by, through and under CHARLES BURKE

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

Lot 8, Bookers Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 3, of the Public Records of Polk County, Florida. Together with the South 1/2 of the vacated alley abutting on the North, per Resolution recorded in Official Records Book 2881, Page 684. a/k/a 0 Ulrich Ave NE, Winter Haven, FL 33881; Parcel ID: 26-28-16-5375-0000-0080.

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 April 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.
DATED this 23 day of March 2026.

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Carolyn Mack
As Deputy Clerk

J.D. Manzo, of
Manzo & Associates, P.A.,
Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
telephone number (407) 514-2692
Mar. 27; Apr. 3, 10, 17, 2026
26-00611K

PUBLISH YOUR LEGAL NOTICE
We publish all Public Sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA000319000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
UNKNOWN HEIRS
BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF ROGER SISSON SR. A/K/A ROGER W. SISSON SR., DECEASED; et al.,
Defendant(s).
TO: Linda Ann Sisson
Last Known Residence: 3932 Rolling Hills Ct E Lake Wales, FL 33898
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:
LOT 10 ROLLING HILLS, BEING THE NORTH 132 FEET OF THE SOUTH 1320 FEET, LESS AND EXCEPT THE WEST 990 FEET THEREOF OF THE E 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA.
TOGETHER WITH THE DOUBLEWIDE 1989 NOBILITY HOMES, INC., MOBILE HOME WITH VIN #(S), N84239A & N84239B AND TITLE #(S) 46446492 AND 46446490. THE REAL PROPERTY DESCRIBED INCLUDES

AS AN IMPROVEMENT OF THE LAND SET FORTH HEREIN A MOBILE HOME PERMANENTLY AFFIXED TO SAID LAND.
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 4/16/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated on MAR 10, 2026.
Stacy M. Butterfield
As Clerk of the Court (SEAL) By: R. Pacheco
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1091-2659B
Ref# 15876
Mar. 27; Apr. 3, 2026 26-00551K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000768A000BA
Division 14
IN RE: ESTATE OF MARY ANDERSON WILLIAMS Deceased.
The administration of the estate of Mary Anderson Williams, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 27, 2026.
Personal Representative:
James Anderson Drake
405 Tarragona Way
Daytona Beach, Florida 32114
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd.
Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email:
service@upchurchlaw.com
Secondary Email:
clutes@upchurchlaw.com
Mar. 27; Apr. 3, 2026 26-00591K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-003096
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
DYLAN MAGDANZ, et al.,
Defendants.
NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on April 17, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:
The West 90 feet of the East 835.50 feet of the South 140 feet of the North 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 29 South, Range 23 East, Polk County, Florida. Subject to a utility easement of 15 feet along the South side thereof.
Property Address: 2318 Maple Hill Drive, Lakeland, FL 33811
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as

unclaimed.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida 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 as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.
SUBMITTED on this 19th 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
Mar. 27; Apr. 3, 2026 26-00562K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2024CA003298
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ELIZABETH D LOCKHART, et. al.,
Defendant(s).
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on February 19, 2026 in the above-styled cause, Stacy M. Butterfield, 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, the following described property:
LOT 11-A DESCRIBED AS FOLLOWS: THE EAST 40.40' OF LOT 11, THOUSAND ROSES, A SUBDIVISION RECORDED IN PLAT BOOK 108, PAGE 32, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 1432 Thousand Roses Drive South, Lake Wales, FL 33853
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED
AMERICANS WITH DISABILITIES ACT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: March 23, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
Matter # FL-006232-24 -
Case # 2024CA003298
Mar. 27; Apr. 3, 2026 26-00584K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-005043
M&T BANK,
Plaintiff, v.
RYAN JEFFREY LILLEY, et al.,
Defendants.
TO: Ryan Jeffrey Lilley
871 Fillmore Court
Davenport, FL 33837
Ryan Jeffrey Lilley
342 Riverview Ave.
Athol, MA 01331
Unknown Spouse of Ryan Jeffrey Lilley
871 Fillmore Court
Davenport, FL 33837
Unknown Spouse of Ryan Jeffrey Lilley
342 Riverview Ave.
Athol, MA 01331
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:
Lot 121, Northridge Reserve, according to the map or plat thereof as recorded in Plat Book 173, Pages 21 through 24, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days

from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Default Date: 4/20/2026
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this day of MAR 12, 2026.
Stacy M. Butterfield
as Clerk of the Circuit Court of Polk County, Florida
(SEAL) By: RUTHY PACHECO
DEPUTY CLERK
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave.,
Suite 430,
Winter Park, FL 32789
Mar. 27; Apr. 3, 2026 26-00570K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025-CA-000253
MIDFLORIDA CREDIT UNION,
Plaintiff, v.
GREGORY JAMES HIATT; DORIS HIATT; TENANT #1; TENANT #2; EXPRESS FUNDING, INC.; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,
Defendants.
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 16, 2026, in this case in the Circuit Court of Polk County, Florida, the real property described as:
The Northwest 1/4 of the Northwest 1/4 of Section 31, Township 26 South, Range 25 East, Less the East 743 feet thereof and Less the North 495 feet thereof and Less the South 683.18 feet thereof, all lying and being in Polk County, Florida. Parcel Identification No.: 25-26-31-000000-033020
Property Address: 10202 Quinn

Road, Polk City, Florida 33868
will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on April 27, 2026, at 10:00 a.m.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATE: March 23, 2026
Gregory A. Sanoba, Esquire
Florida Bar No. 955930
Email: greg@sanoba.com
Jose A. Morera II, Esquire
Florida Bar No. 1019265
Email: joea@sanoba.com
THE SANOBA LAW FIRM
422 South Florida Avenue
Lakeland, Florida 33801
Phone: (863) 683-5353
Fax: (863) 683-2237
Attorneys for Plaintiff
Mar. 27; Apr. 3, 2026 26-00566K

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
CASE NO.: 2024CA003897000000
NORTHPOINTE BANK,
Plaintiff, vs.
EDWIN M. ANDERSON;
THOMAS E. ANDERSON;
JANET E. ANDERSON A/K/A JAN ANDERSON; MICHELLE ANDERSON; SUNSHINE PROPERTY CONNECTION LLC; WATER RIDGE HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 9, 2026 in Civil Case No. 2024CA003897000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, NORTHPOINTE BANK is the Plaintiff, and EDWIN M. ANDERSON; THOMAS E. ANDERSON; JANET E. ANDERSON A/K/A JAN ANDERSON; MICHELLE ANDERSON; SUNSHINE PROPERTY CONNECTION LLC; WATER RIDGE HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on May 8, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 21, WATER RIDGE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 133, PAGES 24 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
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.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1651-007B
Mar. 27; Apr. 3, 2026 26-00585K

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. 2024-CA-004254
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-3,
Plaintiff, vs.
UNIQUE ELITE BROTHERS II LLC, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 2, 2026 in Civil Case No. 2024-CA-004254 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-3 is Plaintiff and Unique Elite Brothers II LLC, 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 16th day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lots 1, 2, 3, 4, 5 and 6, Block E,

Ida Lake Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 10, of the Public Records of Polk County, Florida, LESS AND EXCEPT right of way for State Road 555 as to Lot 1, all lying and being in Section 17, Township 28 South, Range 26 East, Polk County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
24-10700FL
Mar. 27; Apr. 3, 2026 26-00533K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK, FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CA-003242
LOAN FUNDER LLC,
SERIES 64335,
Plaintiff, vs.
ASSETS LEADER LLC, a Florida Limited Liability Company;
FRANCY JOHNSON NINO SOTO,
Defendants.
NOTICE IF HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 13, 2026 in the Civil Case No. 2025-CA-003242 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein the Clerk of the Court, Stacy M. Butterfield, will on APRIL 15, 2026 at 10:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.polk.realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Polk County, Florida:
Lot 11, Block 1050, POINCIANA NEIGHBORHOOD 4 VILLAGE 7, according to the map or plat thereof, as recorded in Plat Book 53, Pages 4 through 18, of the Public Records of Polk County, Florida.
Property address: 105 Herring Lane, 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.
If the sale is set aside for any reason, the Purchase 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.
Dated 20th day of March, 2026.
Respectfully submitted,
TIFFANI N. BROWN LAW, PLLC
/s/ TIFFANI N. BROWN
TIFFANI N. BROWN, ESQ.
Florida Bar No. 1008812
Tiffani N. Brown Law, PLLC
12574 Flagler Center Blvd.
Suite 101
Jacksonville, FL 32258
Phone: (850) 312-1323
Fax: (850) 213-6504
tbrown@tbnbrownlaw.com
Attorneys for Plaintiff
Mar. 27; Apr. 3, 2026 26-00569K

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com
Business Observer

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 2026CP000459A000BA
IN RE: Estate of **DEREK ALLEN KERLAVAGE, Deceased.**

The administration of the estate of Derek Allen Kerlavage, deceased, whose date of death was November 10, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 27, 2026.

Personal Representative:
/s/ **Sandra Pritchard**
SANDRA PRITCHARD
514 Jackson Park Avenue
Davenport, Florida 33897

Attorney for Personal Representative:

/s/ Amy L. Phillips
AMY L. PHILLIPS
Attorney for the
Personal Representative
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipsllc.com
Mar. 27; Apr. 3, 2026 26-00602K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of VIVIAN LESTER SILVA IRIZARRY will, on April 8, 2026, at 11:00 a.m., at 237 Bird Avenue, Lot #237, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1972 LAMP MOBILE HOME, VIN: 11746, TITLE NO.: 0004784500

and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#31021-15000)
Mar. 27; Apr. 3, 2026 26-00603K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of John Abraham Gems, Betty Turner Richardson, and Carrie Lee Chapman will on the 15th day of April 2026 at 10:00 a.m., on property at 2 Charles Drive, Lot #147, Winter Haven, Polk County, Florida 33880, in Winter Haven Mobile Home Community be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make:
1963 MARL Mobile Home
VIN No.: G255FDP30974
Title No.: 1706032
And All Other Personal Property Therein

PREPARED BY:
Rosia Winter Haven
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
Mar. 27; Apr. 3, 2026 26-00593K

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

FIRST INSERTION

BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS

The Board of Supervisors ("Board") of the Bridgewater Community Development District ("District") hereby provides notice of the following Board Workshop:

Date: April 8, 2026
Time: 10:00 a.m.

Location: Bridgewater Amenities Center, located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805

Purpose: Discussing the 2026/2027 budget, planned capital projects, and any other business that may come before the Board.

Copies of the agenda for the Workshop may be obtained by contacting the offices of the District Manager, Governmental Management Services - Tampa, LLC, by mail at 4530 Eagle Falls Place, Tampa FL 33619; or by phone at (813) 344-4844, Ext. 111 ("District Office"), during normal business hours, or by visiting the District's website, https://www.bridgewaterredd.org/. The Workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Workshop may be continued to a date, time, and place to be specified on the record.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at the Workshop because of a disability or physical impairment should contact the District Office at (813) 344-4844, Ext. 111 at least three (3) business days prior to the Workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

While no decisions will be made by the Board at the Workshop, be advised that each person who decides to appeal any decision made by the Board with respect to any matter considered at the Workshop is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Richard McGrath, District Manager
March 27, 2026 26-00592K

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45

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

CASE NO: 2025-CA-004555

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOMES 2025-NQM3 TRUST, Plaintiff, vs.

1283 BUTTERFLY ORCHID RD LLC; ET AL., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated March 18, 2026, in the above-styled cause, the Clerk of Circuit Court, Stacy M. Butterfield, shall sell the subject property at public sale on the 22nd day of April, 2026, at 10:00 a.m. to the highest and best bidder for cash, at https://polk.realforeclose.com on the following described property:

LOT 246, WATERSONG PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 191, PAGE(S) 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
1275 Butterfly Orchid Road,
Davenport, FL 33837.

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

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: March 25, 2026.
BITMAN O'BRIEN, PLLC
/s/Samantha Darrigo
Samantha Darrigo, Esquire
Florida Bar No.: 92331
sdarrigo@bitman-law.com
kimy@bitman-law.com

610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
Mar. 27; Apr. 3, 2026 26-00604K

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. 2026CA000227A000BA LAKEVIEW LOAN SERVICING, 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 PAUL GERARD FOYTE, DECEASED. et al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL GERARD FOYTE, DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MONTE P. FOYTE, 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:

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA002851

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.

WILLIAM PARKER SMITH; et al., Defendant(s).

TO: Unknown Spouse of William Parker Smith
Last Known Residence: 4935 Sand Mountain Loop Rd Auburndale, FL 33823

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

THE WEST 148 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT 745.76 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE NORTH 89 DEGREES 40 MINUTES WEST A DISTANCE OF 355.0 FEET, THENCE RUN SOUTH 283.11 FEET; THENCE IN A NORTH-EASTERLY DIRECTION TO A POINT ON THE SECTION LINE, SAID POINT BEING 207.51 FEET SOUTH OF THE POINT OF BEGINNING, THENCE RUN NORTH 207.51 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 Frosted By Nikki located at 2372 Sequoia Way in the City of Davenport, Polk, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of March, 2026
Vind Creative Co., LLC
Spencer Wind
March 27, 2026 26-00594K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Kitchen Lab USA located at 3950 Anchuca Dr. Suite #8 in the City of Lakeland, Polk, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of March, 2026
Philip Humphrey
March 27, 2026 26-00609K

LOT 1, BLOCK 15, RIVERSTONE PHASE 5 AND 6, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 185, PAGES 26 THROUGH 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 4-27-26 / (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 20 day of March, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT (SEAL) BY: ASHLEY SAUNDERS
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-357791
Mar. 27; Apr. 3, 2026 26-00613K

LESS PUBLIC RIGHT OF WAY ON THE NORTH AND EAST SIDES THEREOF AND LESS THE WEST 75 FEET THEREOF.

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 20, 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 MAR 13, 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
1190-1690B
Ref# 16051
Mar. 27; Apr. 3, 2026 26-00550K

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 Gin Khao located at 7 Pine Ln in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of March, 2026
Thomas or Prapapan Klug
Thomas Klug
March 27, 2026 26-00608K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/10/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 GLEN mobile home bearing vehicle identification numbers FLFLP79A10906GB and FLFLP79B10906GB and all personal items located inside the mobile home. Last Tenant: Barbara E. Barnes. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.
Mar. 27; Apr. 3, 2026 26-00612K

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. 2025CA005018A000BA GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL

Plaintiff, vs.
SHERELLE E. BREUS, BRANDON J. THOMAS, et al.

Defendants.
TO: BRANDON J. THOMAS
LAST KNOWN ADDRESS
2610 HERITAGE GREEN AVE
DAVENPORT, FL 33837
UNKNOWN SPOUSE OF BRANDON J. THOMAS
LAST KNOWN ADDRESS
2610 HERITAGE GREEN AVE.
DAVENPORT, FL 33837

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

LOT 135, BLOCK B, GREENS AT PROVIDENCE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 37 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 2610 HERITAGE GREEN AVE, DAVENPORT, FL 33837 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 at-

torney, 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
181350/2531587/and
Mar. 27; Apr. 3, 2026 26-00600K

FIRST INSERTION

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL BOARD MEETING AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Forest Lake Community Development District ("District") Board of Supervisors ("Board") will conduct a special Board meeting and attorney-client session at the following date, time, and location:

Special Board Meeting/ Attorney-Client Session
April 9, 2026, at 1:30 p.m.
Davenport City Hall
1 S. Allapaha Avenue
Davenport, FL 33837

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), *Florida Statutes*, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Forest Lake CCD v. NPG CAM Services, Inc., et al., Polk County Circuit Court Case No. 2025-CA-2803. The following persons are anticipated to be in attendance at the attorney-client session: District Board of Supervisors Frank Rivera, Randi Ribarich, Jose Cortez, Jose Montalvo, George Thomas, and the District's legal counsel, Joseph Brown, Kyle Magee, and Jere Earlywine, and the District's chief administrative officer, Patricia Thibault, and a court reporter. The attorney-client session is expected to last approximately one hour.

The special board meeting begins at 1:30 p.m. on the same date and at the same location as the attorney-client session and will occur prior to the attorney-client session for the purpose of considering any business of the District and will continue to be held after the attorney-client session for the pur-

pose of taking up any business that may be the result of the attorney-client session or any other business of the District. Both portions of the special board meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Haven Management Solutions, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, Patricia@Havenmgt.com, (407) 698-5350.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (407) 698-5350. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

Forest Lake CDD
Patricia Thibault, District Manager
March 27, 2026 26-00601K

FIRST INSERTION

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

CASE NO.:
53-2025-CA-003932-A000-BA 08 PLANET HOME LENDING, LLC, Plaintiff, vs.

JORGE MANUEL REYES; GISELLE M. PINTO ORTIZ; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE MASTER ASSOCIATION, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

TO: JORGE MANUEL REYES
644 Gila Drive
Poinciana, Florida 34759
E19 Calle 1
Trujillo Alto, PR 00976
GISELLE M. PINTO ORTIZ
644 Gila Drive
Poinciana, Florida 34759
E19 Calle 1
Trujillo Alto, PR 00976

LAST KNOWN ADDRESS STATED, and any unknown heirs, devisees, grantees, creditors, and other unknown persons claiming by, through, and under the above-named Defendants, if deceased or whose last known addresses are unknown.

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

LOT 8, BLOCK 3060, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT

BOOK 61, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

PROPERTY ADDRESS:

644 Gila Drive,
Poinciana, Florida 34759

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Eric S. Matthew, Esq., the Plaintiff's attorney, whose address is 819 SW Federal Hwy, Suite 301, Stuart, FL 34994, on or before April 20, 2026 or within 30 days, 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.

DATE: MAR 12 2026

Stacy M. Butterfield
Clerk of the Circuit Court (SEAL) BY: A. Nieves
Deputy Clerk

Eric S. Matthew, Esq.
Atlas | Solomon, LLP
819 SW Federal Hwy, Suite 301
Stuart, FL 34994
E-mail: eric@atlas-solomon.com; servicemailbox@atlas-solomon.com
Mar. 27; Apr. 3, 2026 26-00606K

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

FIRST INSERTION

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

CASE NO. 2023CA006939000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. CALLIE J. MORRISON A/K/A CALLIE MORRISON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 28, 2025, and entered in 2023CA006939000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and CALLIE J. MORRISON A/K/A CALLIE MORRISON; UNKNOWN SPOUSE OF CALLIE J. MORRISON A/K/A CALLIE MORRISON 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 16, 2026, the following described property as set forth in said Final Judgment, to wit: BEGIN AT THE SOUTHWEST CORNER OF TRACT 5, RUN NORTH ON THE WEST LINE OF TRACT 5, 137.95 FEET TO THE POINT OF BEGINNING; THENCE EAST 90 DEGREES 112.07 FEET, THENCE NORTH 75 FEET, THENCE WEST 112.07 FEET TO THE WEST LINE OF TRACT, THENCE SOUTH 75 FEET TO THE POINT OF BEGINNING, IN TRACT 5 OF

THE REPLAT OF BLOCKS 1 AND 5 OF MAEBERT SUBDIVISION, AN ADDITION TO THE TOWN OF EAGLE LAKE, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 830 N 8TH ST, EAGLE LAKE, FL 33839
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 23 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
23-097451 - MaS
Mar. 27; Apr. 3, 2026 26-00596K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 532025CA002306A000BA U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TIKI SERIES VI TRUST, Plaintiff, v. VILDOR SALOMON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 13, 2026 and entered in Case No. 532025CA002306A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein IZIDOR SALOMON AND VILDOR SALOMON, are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on April 17, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 28, SAXON MYERS REPLAT SECOND PHASE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 105 REBECCA DRIVE NE, WINTER HAVEN, FL 33881 (the "Property").

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

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

GHIDOTTI BERGER LLP Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201 Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813
Christophal Hellewell, Esq. FL Bar No.: 114230
Anya E. Macias, Esq. FL Bar No.: 0458600
Tara Rosenfeld, Esq. FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042
Jimmy Edwards, Esq. FL Bar No.: 81855
Rebecca E. Smith, Esq. FL Bar No.: 1069865
Spencer Gollahon, Esq. FL Bar No.: 647799
fcpleadings@ghidottiberger.com
Mar. 27; Apr. 3, 2026 26-00598K

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. 2024CA001673000000 FIRST COLONY MORTGAGE CORPORATION, Plaintiff, vs. CHRISTOPHER OLSEN AND NICOLE OLSEN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 18, 2025, and entered in 2024CA001673000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FIRST COLONY MORTGAGE CORPORATION is the Plaintiff and CHRISTOPHER OLSEN; NICOLE OLSEN 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 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 792, POINCIANA NEIGHBORHOOD 2, VILLAGE 8. ACCORDING TO THE MAP OR PLAT, AS RECORDED IN PLAT BOOK 53, PAGES 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 350 ASTER

CT W, 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 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 23 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
24-196158 - MaS
Mar. 27; Apr. 3, 2026 26-00597K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2026-CP-000156-A000-BA IN RE: ESTATE OF MURIEL HELEN STONE, Deceased.

The administration of the estate of MURIEL HELEN STONE, deceased, whose date of death was July 21, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: 3/27/2026.

Signed on March 24, 2026.

/s/ Robin Dooley
Robin Dooley
Personal Representative

104 Serenity Drive Melrose, FL 32666
/s/ Ernest A. Sellers, Jr. ERNEST A. SELLERS, JR. Florida Bar No. 0092649 P.O. Box 837 Sparr, Florida 32192-0837 Telephone: 352/575-0734 Email: esellersjr@gmail.com Attorney for Personal Representative Mar. 27; Apr. 3, 2026 26-00607K

FIRST 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. 2025CA001282A000BA CARRINGTON MORTGAGE SERVICES, LCC, Plaintiff, vs. JASON VEGA A/K/A JASON VEGA VAZQUEZ A/K/A JOHN VEGA, et al., Defendant.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on February 4, 2026, in the above-styled cause, STACY M BUTTERFIELD, POLK County Clerk of Court, shall sell to the highest and best bidder for cash on June 4, 2026, at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LEGAL DESCRIPTION: LOT 30, LAKE RUTH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 98, PAGES 50 AND 51, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 6012 LAKE RUTH DR E, DUNDEE, FL 33838

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: February 13, 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 4916-9732-0847, v. 2
Mar. 27; Apr. 3, 2026 26-00595K

FIRST INSERTION

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

CASE NO.: 2025CA002870A000BA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. REYNALDO JOEL SIERRA; IVONNE GISELL GIRALDO MAHECHA; JOSEPH GRAJALES-MARZAN; UNKNOWN SPOUSE OF IVONNE GISELL GIRALDO MAHECHA; UNKNOWN SPOUSE OF JOSEPH GRAJALES-MARZAN; MADISON PLACE TOWNHOME 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 5, 2026 entered in Civil Case No. 2025CA002870A000BA 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 REYNALDO JOEL SIERRA; IVONNE GISELL GIRALDO MAHECHA; JOSEPH GRAJALES-MARZAN; MADISON PLACE TOWNHOME 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 21, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 210, MADISON PLACE PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 187, PAGE(S) 15 TO 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 537 Madison Dr, Davenport, FL 33837
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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
Service E-mail: ftrealprop@kelleykronenberg.com
/s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538
File No: 2390.000827
Mar. 27; Apr. 3, 2026 26-00610K

FIRST INSERTION

Jerry E. Aron, P.A. 801 Northpoint Parkway #64 West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described time-share interests:

Owner Name	Address	Week/Unit/Contract #
CHARLES E MILLER and MARSHA R MILLER	5520 S GREENLAND DR, ROCHELLE, IL 61068	48/0401 Contract # 6512472, Fractional Interest 1.923%
GREGORY KENT MILTON	3621 HIGGINS PARK SOUTH ST, HAMMOND, IN 46323	30/0405 Contract # 6533775, Fractional Interest 1.923%
DANNY SIROKY and JOYCE A SIROKY	7730 166TH PL, TINGLEY PARK, IL 60477	26/0403 Contract # 6537063, Fractional Interest 1.923%
LAQUIATA DENISE WALKER	6513 BUTTERFLY SKY ST, NORTH LAS VEGAS, NV 89084	19/0407 Contract # 6528331, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., Unit Type, of the following described real property:

An undivided fractional interest, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number, together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

The above described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Polk County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name	Mtg -Orange County Clerk of Court Book/Page/Document #	Amount Secured by Mortgage	Per Diem
CHARLES E MILLER and MARSHA R MILLER	10293, 0695, 2017202031	\$28,562.71	\$6.28
GREGORY KENT MILTON	10344, 1772, 2017243399	\$11,667.32	\$3.86
DANNY SIROKY and JOYCE A SIROKY	10342, 1744, 2017241820	\$25,701.37	\$8.90
LAQUIATA DENISE WALKER	2017211266	\$19,519.34	\$5.27

Notice is hereby given that on April 23, 2026, 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Properties.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: _____
Print Name: Dianne Black
Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT
Sworn to and subscribed before me this March 24, 2026, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

Print Name: Sherry Jones
NOTARY PUBLIC - STATE OF FLORIDA
Commission Number: HH 735981
My commission expires: 2/28/30
March 27; April 3, 2026 26-00599K



SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

Business Observer

--- SALES / ACTIONS ---

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. 2025CA003822A000BA
UNITED SECURITY
FINANCIAL CORP.,
Plaintiff, vs.
MELVIN LEON JORDAN, JR A/K/A
MELVIN JORDAN, et al.,
Defendant.

To: DERRIC ELIJAH LEON JORDAN
A/K/A DERRIC JORDAN
546 LORIENT DR
EAGLE LAKE FL 33839
UNKNOWN SPOUSE OF DERRIC
ELIJAH LEON JORDAN A/K/A DER-
RIC JORDAN
546 LORIENT DR
EAGLE LAKE FL 33839

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 88, NORMANDY
HEIGHTS 3A, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 170, PAGE(S)
35 AND 36, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

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

Esq, McCalla Raymer Leibert Pierce,
LLP, 225 East Robinson Street, Suite
155, Orlando, FL 32801 and file the
original with the Clerk of the above-
styled Court on or before 4/22/2026
or 30 days from the first publication,
otherwise a Judgement 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

WITNESS my hand and seal of said
Court on the 16 day of March, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mcCalla.com
25-12193FL

Mar. 27; Apr. 3, 2026 26-00590K

FIRST INSERTION

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

CASE NO.: 2025-CA-003236
MAGNOLIA PRESERVE
HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
AISHA Y. SHEPHARD, et al.,
Defendants.

TO: AISHA Y. SHEPHARD
UNKNOWN SPOUSE OF AISHA Y.
SHEPHARD
UNKNOWN TENANT(S)
LAST KNOWN ADDRESS: 4725 Mag-
nolia Preserve Avenue, Winter Haven,
FL 33880

YOU ARE NOTIFIED that an ac-
tion to foreclose a lien on the following
property in POLK COUNTY, Florida:

Lot 67, Magnolia Preserve Phase
Two, according to the plat or map
thereof, as recorded in Plat Book
155, Pages 41 and 42, Public Re-
cords of Polk County, Florida.
Property Address: 4725 Magno-
lia Preserve Avenue, Winter Ha-
ven, FL 33880

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to Lisa Acharek,
Esquire, Martell & Ozim, P.A., counsel
for the Plaintiff, whose address is 213 S.
Dillard Street, Suite 210, Winter Gar-

den, FL 34787, within thirty (30) days
from the first publication of this notice,
on or before April 20, 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

WITNESS my hand and the seal of
said Court on the 12th day of March,
2026.

Stacy M. Butterfield
CLERK OF THE COURT
(SEAL) BY: A. Nieves
Deputy Clerk

Lisa Acharek, Esquire
Martell & Ozim, P.A.,
213 S. Dillard Street,
Suite 210,
Winter Garden, FL 34787
Mar. 27; Apr. 3, 2026 26-00552K

FIRST INSERTION

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

File No. 532025CP003441A000BA
Division 14
IN RE: ESTATE OF
MICHAEL VINCENT ROSSITER,
Deceased.

The administration of the estate of
MICHAEL VINCENT ROSSITER, de-
ceased, whose date of death was July 3,
2025, is pending in the Circuit Court
for Polk County, Florida, Probate Di-
vision, the address of which is PO Box
9000, Bartow, FL 33831-9000. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity 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 SEC-
TION 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 27, 2026.

Personal Representative:
JANET ROSSITER

9000 U.S. Highway 192, Lot 41
Clermont, Florida 34714

Attorney for Personal Representative:
RODOLFO SUAREZ, JR., ESQ.,
Attorney

Florida Bar Number: 013201
9100 S Dadeland Blvd., Suite 1620
Miami, Florida 33156
Telephone: (305) 448-4244
Fax: (305) 448-4211

E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com

Mar. 27; Apr. 3, 2026 26-00573K

FIRST INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR
FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
Case No.: 243684691
2026DR-002083

Division: FAMILY LAW
SEC. 80

WINETTE ZETTE ROSIER,
Petitioner, and
LEVEILLE ROSIER,
Respondent,

TO: Leveille Rosier
535 Avenue E SE,
Winter Haven, FL 33880

YOU ARE NOTIFIED THAT an ac-
tion for dissolution of marriage has
been filed against you and that you
are required to serve a copy of your
written defenses, if any, to it on Wi-
nette Zette Rosier, whose address is
535 Avenue E SE, Winter Haven, FL
33880 on or before 04/30/2026, and
file the original with the clerk of this
Court at 255 N Broadway Ave, Bartow,
FL 33830 before service on Petitioner
or immediately thereafter. If you fail to
do so, a default may be entered against
you for the relief demanded in the pe-
tition.

The action is asking the court to de-
cide how the following real or personal
property should be divided: {insert

"none" or, if applicable, the legal de-
scription of real property, a specific de-
scription of personal property, and the
name of the county in Florida where the
property is located} 535 Ave E SE, Win-
ter Haven, FL 33880. Lot 5 and the W
1/2 of Lot 4, MAYFAIR, Plat Book 13,
Pages 6 & 6A, Public Records of Polk
County, Florida

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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or e-mailed
to the address(es) on record at the
clerk's office.

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.

Dated: 03/18/2026

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Shari Reed
Deputy Clerk

Mar. 27; Apr. 3, 10, 17, 2026
26-00571K

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY

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

CASE NO.: 2025CA005065
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
EMILY LOPEZ GUZMAN; et al.,
Defendants.

TO: EMILY LOPEZ GUZMAN;
1726 TREE SHADE DR
DAVENPORT, FL 33837

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

LOT 237, BELLA VITA PHASE
1B-2 AND 2, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
188, PAGES 8 THROUGH 17,
INCLUSIVE, IN THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.
Also known as
1726 TREE SHADE DR,
DAVENPORT, FL 33837.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Sokolof Remtul-
la, LLP, the plaintiff's attorney, whose
address is 1800 NW Corporate Blvd.,

Suite 302, Boca Raton, FL 33431, on or
before 4/23, 2026, and file the original
with the clerk of this court either be-
fore 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

DATED on 3/17, 2026.

STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Sebastian Irlanda
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd.,
Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Mar. 27; Apr. 3, 2026 26-00587K

FIRST INSERTION

NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2024CC001673

TIERRA DEL SOL EAST
HOMEOWNERS ASSOCIATION
INC., a Florida Not-For-Profit
Corporation,
Plaintiff, v.
DEIBY JOSE GARCIA
COLMENARES; MARY ANDREINA
FEREIRA SEMPRUN & ANY
UNKNOWN PERSON(S) IN
POSSESSION,
Defendants.

Notice is given that under a Final Sum-
mary Judgment dated March 17, 2026,
and in Case No. 2024CC001673 of the
Circuit Court of the Tenth Judicial Cir-
cuit in and for Polk County, Florida,
in which TIERRA DEL SOL EAST
HOMEOWNERS ASSOCIATION
INC., the Plaintiff and DEIBY JOSE
GARCIA COLMENARES & MARY
ANDREINA FEREIRA SEMPRUN the
Defendant(s), the Polk County Clerk of
Court will sell to the highest and best
bidder for cash at polk.realforeclose.
com, at 10:00am on June 15, 2026, the
following described property set forth
in the Final Summary Judgment:

Lot 26 of Tierra Del Sol East
Phase 1, a Replat, according to
the plat thereof as recorded in
Plat Book 178, Page(s) 21, of the

Public Records of Polk County,
Florida.

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

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

WITNESS my hand this 23rd day of
March 2026.

By: /s/ Karen J. Wonssetler
Karen J. Wonssetler, Esq.
Florida Bar No. 140929
WONSETLER & WEBNER, P.A.

717 North Magnolia Avenue
Orlando, FL 32803

Primary E-Mail for service:
Pleadings@kwpalaw.com

Secondary E-Mail:
office@kwpalaw.com

(P) 407-770-0846 (F) 407-770-0843
Attorney for Plaintiff

Mar. 27; Apr. 3, 2026 26-00586K

FIRST INSERTION

NOTICE OF ACTION
FOR PUBLICATION

IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN
AND FOR POLK COUNTY FLORIDA
Case No.: 2025-CP-003912
IN RE: THE ESTATE OF
EDWARD DAVIES,
Deceased.

TO: Richard Davies,
Dana Davies,
Lisa Deon,
Robert Deon,
Richard Deon,
Jeannie Craig,
Danny James Davies,
Katelyn Davies,
and Unknown Heirs of Edward Davies,
Deceased

YOU ARE HEREBY NOTIFIED that
an Ancillary Probate has been filed on
behalf of The Estate of Edward Davies,
and that you are hereby served Notice
of the Probate. Any correspondence re-
garding this Probate should be mailed
to Stuart Glenn, Esquire, attorney for
Petitioner/Heir, whose address is 1728
Salem Drive, Orlando, Florida 32807
on or before 04/13/2026, and file the

original with the Polk County Clerk of
Court, P.O. Box 9000, Drawer CC4,
Bartow Florida 33831-9000., before
service on Defendant or immediately
thereafter.

If you fail to respond, a default may
be entered against you for the relief
demanded in the Petition. 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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Notice of
Current Address, Florida Supreme Court
Approved Form 12.915.) Future
papers in this lawsuit will be mailed to
the address on record at the clerk's of-
fice.

DATED: 03/03/2026

CLERK OF THE CIRCUIT COURT
(SEAL) BY: H Ward
DEPUTY CLERK

Stuart Glenn, Esquire,
attorney for Petitioner/Heir,
1728 Salem Drive,
Orlando, Florida 32807
Mar. 27; Apr. 3, 2026 26-00588K

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. 2025CA004117A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
WILSON URENA. et al.
Defendant(s).

TO: UNKNOWN SPOUSE OF WIL-
SON URENA,
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 fore-
closed herein.

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

LOT 84, THOUSAND OAKS
PHASE 2, ACCORDING TO
THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 104,
PAGE(S) 20 THROUGH 22,
INCLUSIVE, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before /30 days

from Date of First Publication of this
Notice) and file the original with the
clerk of this court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

Default Date: April 27, 2026

WITNESS my hand and the seal of
this Court at Polk County, Florida, this
19 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
25-348218
Mar. 27; Apr. 3, 2026 26-00589K

FIRST INSERTION

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

Case Number:
2025CA-004263-A000-BA
SOUTHSTATE BANK, N.A. f/k/a
SOUTH STATE BANK, N.A.,
Plaintiff, vs.
JORGE A. COVAS, JR., DEANNA
R. COVAS, STATE OF FLORIDA
DEPARTMENT OF ECONOMIC
OPPORTUNITY, THE ESTATES
OF LAKE ST. CHARLES
HOMEOWNERS' ASSOCIATION,
INC., a not for profit Florida
corporation, and UNKNOWN
TENANT(S) IN POSSESSION,
Defendants.

Notice is hereby given that pursuant
to the Summary-Default Final Judg-
ment of Foreclosure entered March
17, 2026, in case number 53-2025CA-
004263-A000-BA in the Circuit Court
of the Tenth Judicial Circuit, in and for
Polk County, Florida, wherein SOUTH-
STATE BANK, N.A. f/k/a SOUTH
STATE BANK, N.A., as Plaintiff, and
JORGE A. COVAS, JR., DEANNA R.
COVAS, STATE OF FLORIDA DE-
PARTMENT OF ECONOMIC OP-
PORTUNITY, THE ESTATES OF
LAKE ST. CHARLES HOMEOWN-
ERS' ASSOCIATION, INC., a not for
profit Florida corporation, and UN-
KNOWN TENANT(S) IN POSSES-
SION, are Defendants, the Clerk of the

Court will sell to the highest and best
bidder for cash online at www.polk.
realforeclose.com, at 10:00 a.m. on the
27th day of April, 2026, the following
described real as set forth in said final
judgment, to wit:

Lot 186, Estates of Lake St.
Charles Phase 2, according to
the Plat thereof as recorded in
Plat Book 126, Page 17, Public
Records of Polk County, Florida

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

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

Submitted by:
Krista Mahalak, Esquire
Peterson & Myers, P.A.
Post Office Drawer 7608
Winter Haven, Florida 33883-7608
Attorney for Plaintiff

Mar. 27; Apr. 3, 2026 26-00567K

Q&A

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

PUBLISH YOUR LEGAL NOTICE

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

or email
legal@businessobserverfl.com

Business Observer

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 26CP-0752
IN RE: ESTATE OF
Terry Lynn Wetherington
deceased.

The administration of the estate of Terry Lynn Wetherington, deceased, Case Number 26CP-0752, 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 27, 2026.

/s/ Christopher Wetherington
Personal Representative

Address: 1905 U.S. Hwy 17 N.,
Ft. Meade, FL 33841

/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
Mar. 27; Apr. 3, 2026 26-00534K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
Case No.: 2025-CP-004219-A000BA
Division: Probate
IN RE: THE ESTATE OF
KATHLEEN THERESA KELLEY
a/k/a KATHLEEN NAUGHTON;
KATHLEEN O'BRIEN
Deceased.

The administration of the estate of KATHLEEN THERESA KELLEY a/k/a KATHLEEN NAUGHTON; KATHLEEN O'BRIEN, deceased, whose date of death was March 16, 2025, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Ave N., Bartow, FL 33830.

The names and addresses of the petitioner/personal representative and the attorney for the petitioner/personal representative are set forth below.

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

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

OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Signed on 03/19/2026.
Rachel Lynch

Nattaly Gomez, Esq.
Attorney for Rachel Lynch
Florida Bar Number: 1036183

Patriot Legal Group
871 Outer Road, Suite B
Orlando, FL 32814

Telephone: (407) 737-7222
Fax: (407) 720-8350

E-Mail: nattaly@patriotlegal.com
Secondary E-Mail:

service@patriotlegal.com
Mar. 27; Apr. 3, 2026 26-00574K

26-00574K

FIRST INSERTION

**CYPRESS CREEK RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

NOTICE OF REGULAR MEETING
The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") will hold a regular meeting on April 8, 2026 at 11:00 a.m., at Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850, where the Board may consider any other business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at <https://loweryhillsccd.net/>.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
March 27, 2026 26-00576K

FIRST INSERTION

**CYPRESS CREEK RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

NOTICE OF REGULAR MEETING
The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") will hold a regular meeting on April 8, 2026 at 11:00 a.m., at Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850, where the Board may consider any other business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours, or by visiting the District's website, <https://cypresscreekreserveccd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
March 27, 2026 26-00576K

SUBSEQUENT INSERTIONS

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

SECOND 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: 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:
nts@hnh-law.com
March 20, 27, 2026 26-00514K

26-00514K

SECOND 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.

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 732.221.

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

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

The date of first publication of this Notice is 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

SECOND 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. 732.221, 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 unmaturing, 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 unmaturing, 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

26-00529K

SECOND 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 OWN-
ERS AND CITIZENS OF THE GARD-
NER TRAILS COMMUNITY DEVEL-
OPMENT DISTRICT, INCLUDING
NON-RESIDENTS OWNING PROP-
ERTY 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 COMMU-
NITY 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 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, should not be granted 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

26-00516K

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 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 rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, should not be granted 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

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

26-00516K

**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**

SAVE TIME
E-mail your Legal Notice
**Business
Observer**
legal@businessobserverfl.com

26-00575K

26-00575K

--- ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND INSERTION

Notice to Creditors

IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-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

THIRD 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 Gail-
lardia 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:

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, tele-
phone number (407) 514-2692, on or
before 4/13/2026, and file the original
with the Clerk of this Court either be-
fore 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

DATED this 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

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

SECOND 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

SECOND 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

SECOND 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

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. 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, POIN-
CIANA NEIGHBORHOOD
5 NORTH, VILLAGE 3, AC-
CORDING 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 Plain-
tiff'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 be-
fore 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

DATED 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

SECOND 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 pursu-
ant to order rescheduling foreclosure
sale or Final Judgment, entered in
Civil Case No. 2023CC005198000000
of the Circuit Court of the 10th Ju-
dicial 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, AC-
CORDING 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 PROCEED-
ING, YOU ARE ENTITLED, AT NO
COST TO YOU, TO THE PROVI-
SION 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 FCO1 SUT
March 20, 27, 2026 26-00513K

--- SALES / ACTIONS ---

SECOND INSERTION

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

SECOND 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 OF LIEN 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

SECOND 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

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. 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

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

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. 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

SECOND INSERTION

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

LOT 131 IN THE SUBDIVISION KNOWN AS "CAREFREE 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.

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

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

--- SALES / ACTIONS ---

SECOND 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 MATIENZO; UNKNOWN SPOUSE OF ELIA LAVIDIA MATIENZO; 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 MATIENZO; UNKNOWN SPOUSE OF ELIA LAVIDIA MATIENZO; MARIE GATLIN; MELVIN CHARLES CHATTERS; UNKNOWN SPOUSE OF MELVIN CHARLES CHATTERS;

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 Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail: fltrealprop@kelleykronenberg.com
File No: 2390.000502
March 20, 27, 2026 26-00499K

SECOND 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.** 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,

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

SECOND 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, GRANTEEES, 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, GRANTEEES, 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 Inman'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

SECOND 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 Pfannerstall
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY **GENERAL JURISDICTION DIVISION** **CASE NO. 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: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-12729FL
March 20, 27, 2026 26-00473K

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. 2025CA001545A000BA** **Division 15** **SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION** Plaintiff, vs. **UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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, GRANTEEES, 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
011150/2529553/and
March 20, 27, 2026 26-00476K

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. 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

SECOND 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, FS., 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
OFF 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

SECOND INSERTION

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

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

SECOND 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 Meade, 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

SECOND 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

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-

SECOND INSERTION

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_NGEOMjHjYjEtKOWI2ZZS00YmYlLTg0MjEtZjRkZTUxNzZlNWQ0@thread.v2/0?context=%7B%22Tid%22%3A%229f6a6b68-a956-435b-9525-d101c6660851%22%2C%22Oid%22%3A%226f6a28-55c6-42c9-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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. **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

SECOND 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.StepparentAdoptionForms.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

SECOND 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

SECOND INSERTION

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:
cfofocservice@beckerlawyers.com
R18884/426454/30709990
March 20, 27, 2026 26-00530K

Fax: (954) 987-5940
Primary email:
cfofocservice@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:
cfofocservice@beckerlawyers.com
R18884/426454/30709990
March 20, 27, 2026 26-00530K

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.: **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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA 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.StepparentAdoptionForms.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

SECOND 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

SECOND INSERTION

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:
cfofocservice@beckerlawyers.com
R18884/426454/30709990
March 20, 27, 2026 26-00530K

Fax: (954) 987-5940
Primary email:
cfofocservice@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:
cfofocservice@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

-- ACTIONS / SALES --

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION**CASE NO. 2023CA005634000000**
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.**THE UNKNOWN HEIRS,**
BENEFICIARIES, DEVISEES,
GRANTEES, 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,
GRANTEES, 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 NUMBERONE, 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 WASH-
INGTON ST, LAKE WALES, FL
33859Any 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, Sec-
tion 45.031.**IMPORTANT**
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs any accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863) 534-
4686, at least 7 days before your sched-
uled 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.comROBERTSON, 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

22-056839 - NaP

March 20, 27, 2026

26-00523K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE
SALEIN 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 GIV-
EN pursuant to Order on Plaintiff's
Motion to Cancel and Reschedule Fore-
closure 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 Ju-
dicial Circuit, in and for Polk County,
Florida, wherein DATA MORTGAGE,
INC. DBA ESSEX MORTGAGE is
Plaintiff, and KEVIN N. MARTIN
SINCLAIR, KATIA C. MARTIN SIN-
CLAIR, MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR SI MORTGAGE
COMPANY, SECRETARY OF THE
U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT, AS-
SOCIATION OF POINCIANA VIL-
LAGES, INC. and POINCIANA VIL-
LAGE 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 Stat-
utes, and pursuant to Administrative
Order No 3-15.16, the following de-
scribed property as set forth in said Fi-
nal Judgment, to wit:LOT 15, BLOCK 3139, POIN-
CIANA NEIGHBORHOOD
6, VILLAGE 7, ACCORD-
ING 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 34759together with all existing or subse-
quently 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 Stat-
utes, Section 45.031.If you are a person with a disabil-
ity 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance 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

SECOND INSERTION

NOTICE OF SALEIN 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 de-
scribed 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 subse-
quent amendments to the afore-
said.Property Address: 243 Min-
niehaha Circle, Haines City, FL
33844at 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, 2026IF THIS PROPERTY IS SOLD AT
PUBLIC AUCTION, THERE MAY BE
ADDITIONAL MONEY FROM THESALE AFTER PAYMENT OF PER-
SONS WHO ARE ENTITLED TO BE
PAID FROM THE SALE PROCEEDS
PURSUANT TO THIS FINAL JUDG-
MENT.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 ENTI-
TLED 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled 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 PlaintiffE-Mail:
Service@MankinLawGroup.com

2535 Landmark Drive, Suite 212

Clearwater, FL 33761
(727) 725-0559FBN: 23217
March 20, 27, 2026 26-00525K

SECOND INSERTION

NOTICE OF SALEIN 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 en-
tered on March 5, 2026, in this cause, in
the Circuit Court of Polk County, Flor-
ida, the office of Stacy M. Butterfield,
Clerk of the Circuit Court, shall sell the
property situated in Polk County, Flori-
da, described as:LOT 17, BLOCK 840, POIN-
CIANA NEIGHBORHOOD 2,VILLAGE 8, ACCORDING TO
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK53, PAGES 29 THROUGH 43,
INCLUSIVE, OF THE PUBLIC
RECORDS OF POLK COUNTY,

FLORIDA.

a/k/a 216 MAPLE DR, POINCI-
ANA, FL 34759-5583at public sale, to the highest and best
bidder, for cash, online at www.polk.
realforeclose.com, on April 21, 2026 be-
ginning 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: 5622211000008978
March 20, 27, 2026 26-00527K

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. 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 JarrettLast Known Address: 1700 6th St.
NW B24, Winter Haven, FL 33881YOU ARE HEREBY NOTIFIED
that an action to foreclose a mort-
gage on the following property in Polk
County, Florida:PARCEL I: AN ABSOLUTE
AND INDEFEASIBLE FEE
SIMPLE TITLE IN AND TO
AN UNDIVIDED ONE-SIX-
TY-THIRD (1/63) INTEREST
IN AND TO THAT CER-
TAIN 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, RESERVA-
TIONS, COVENANTS, CON-
DITIONS AND EASEMENTS,
RECORDED IN OFFICIAL
RECORDS BOOK 848, AT
PAGE 536, OF THE PUBLIC
RECORDS OF POLK COUN-
TY, FLORIDA, TOGETHER
WITH ALL BUILDINGS, IM-
PROVEMENTS AND APPUR-
TENANCES THEREON LO-
CATED.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 APART-
MENTS, ACCORDING TO
THE FLOOR PLAN WHICH
IS A PART OF THE PLOT
PLANS AND SURVEY WHICH
ARE AN EXHIBIT TO THE
DECLARATION OF RESTRIC-
TIONS, RESERVATIONS,
COVENANTS, CONDITIONS
AND EASEMENTS RECOR-
DED 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 ASSHOWN AND SET OUT IN
SAID DECLARATION AND
EXHIBIT THERETO.PARCEL III: A PERPETUAL
AND NON-EXCLUSIVE EASE-
MENT IN COMMON WITH,
BUT NOT LIMITED TO, ALL
OTHER OWNERS OF UNDI-
VIDED INTERESTS IN THE
LAND AND IMPROVEMENTS
DESCRIBED ABOVE IN PAR-
CEL I, FOR EGRESS AND IN-
GRESS AND WITH ALL OF
THE PUBLIC PASSAGEWAYS,
COMMON AREAS AND FAC-
ILITIES UPON THE LAND
DESCRIBED IN PARCEL I,
AND MORE PARTICULARLY
DESCRIBED AND IDENTI-
FIED IN THE AFORESAID
RECORDED DECLARATION
OF RESTRICTIONS, RESER-
VATIONS, COVENANTS,
CONDITIONS AND EASE-
MENTS, RECORDED IN OF-
FICIAL RECORDS BOOK
848, AT PAGE 536, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA, TO-
GETHER WITH ALL THE
RIGHTS, POWERS AND
PRIVILEGES INURING TO
THE BENEFIT OF ALL OWN-
ERS OF UNDIVIDED INTER-
ESTS IN THE LAND AND IM-
PROVEMENTS DESCRIBED
IN PARCEL I ABOVE.has been filed against you and you are
required to serve a copy of your writ-
ten 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 publi-
cation 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 de-
manded in the complaint or petition.If you are a person with a disabil-
ity 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance 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 ClerkOrlando 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALEIN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDAGENERAL JURISDICTION
DIVISION**CASE NO.****532025CA002408A000BA**
FINANCE OF AMERICA REVERSE
LLC,**Plaintiff, vs.**
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, 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 RE-
VERSE LLC is the Plaintiff and THE
UNKNOWN HEIRS, BENEFICIA-
RIES, DEVISEES, GRANTEES, AS-
SIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF INEZ H. WAT-
SON, DECEASED; THE UNITED
STATES OF AMERICA ON BEHALF
OF THE SECRETARY OF HOUS-
ING 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 UN-

RECORDED ORANGE VAL-

LEY SUBDIVISION.

Property Address: 629 ORANGE
VALLEY CIRCLE, LAKE LAND,
FL 33813Any 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, Sec-
tion 45.031.**IMPORTANT**
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs any accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863) 534-
4686, at least 7 days before your sched-
uled 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.comROBERTSON, 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
25-309523 - NaP
March 20, 27, 2026 26-00521K

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. 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 WilliamsLast Known Address: 1920 East Edge-
wood Drive, Unit #D4, Lakeland, FL
33803YOU 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, ACCORD-
ING TO THE DECLARATION
OF CONDOMINIUM AS RE-
CORDED MAY 4, 1981 IN OF-
FICIAL RECORDS BOOK 2013,
PAGE 2242, AS AMENDED
IN OFFICIAL RECORDS
BOOK 2261, PAGE 1504 AND
AMENDED IN OFFICIAL RE-
CORDS BOOK 2328, PAGE
1574, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.has been filed against you and you are
required to serve a copy of your writtendefenses, if any, to it on Julie York, Es-
quire, Brock & Scott, PLLC., the Plain-
tiff'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 be-